



GROVE CITY, OHIO - CITY COUNCIL Agenda

November 17, 2025

5:30 PM

Regular Meeting

5:30 = Roll Call - Info. Security Awareness Training

7:00 = Approval of Minutes - Welcome & Reading of Agenda

LANDS:

- | | |
|----------------------------|--|
| <u>Ordinance C-37-25</u> | Rezone 3472 Grant Avenue from R-2 (single family residential) to D-1 (Double/Twin Singles). Second reading and public hearing. |
| <u>Ordinance C-39-25</u> | Approve a Special Use Permit for a Marijuana Dispensary for ACT Investments located at 3989 Jackpot Road. Second reading and public hearing. |
| <u>Ordinance C-45-25</u> | Approve the Use of a Tattoo Shop for 3558 Broadway Studio located at 3558 Broadway. First reading. |
| <u>Ordinance C-46-25</u> | Accept the Plat of Courtyards at Harris Farms, Phase 1. First reading. |
| <u>Resolution CR-48-25</u> | Approve the Development Plan for Columbus Powersports Storage Building located at 2815 Home Road. |
| <u>Resolution CR-49-25</u> | Approve the Development Plan for Rain for Rent Office Building located at 3400 Southwest Blvd. |
| <u>Resolution CR-50-25</u> | Approve the Development Plan for Beulah Park Subarea G – Beulah Villas located at the northeast corner of Park Street and Ginn Drive. |
-

SERVICE:

- | | |
|--------------------------|--|
| <u>Ordinance C-40-25</u> | Authorizing the Appropriation of Property and Easements for the public purpose of making, repairing and improving Jackson Pike to Install a Shared Use Path and related improvements. Second reading and public hearing. |
| <u>Ordinance C-41-25</u> | Authorizing the Appropriation of Property and easements for the public purpose of making, repairing and improving Jackson Pike/Hawthorne Parkway Intersection and related improvements. Second reading and public hearing. |
| <u>Ordinance C-42-25</u> | Authorizing the Appropriation of Property and Easements from multiple properties for the public purpose of making, repairing and improving North Meadows Drive and the Southwest Area Overpass Project. Second reading and public hearing. |

FINANCE:

- Ordinance C-43-25 Authorize the City Administrator to enter into an Addendum with the South Western City School District for the Kingston site. Second reading and public hearing.
- Ordinance C-44-25 Authorize the City Administrator to enter into an Addendum with the South Western City School District for the Brookpark site. Second reading and public hearing.
- Ordinance C-47-25 Appropriate \$25,000.00 from the Senior Nutrition Fund for Current Expenses. First reading.

PARKS:

- Resolution CR-51-25 Supporting the Town Center Park Concept Plan.

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 11/03/25 Council, 11/04/25 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-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



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)

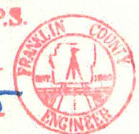


split (0.165 acres)
48.00 ft NW - on East line
48.00 ft Southwest
off of North West H.
out of
(0.40)
776

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

BY: *ADF*

DATE: 08 Aug 25



* Beginning at Lot 33 NW - 0.40 Page 5 of 110

Myers Surveying Company, Inc.

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

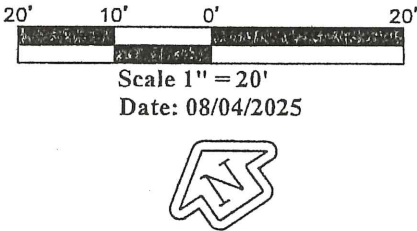
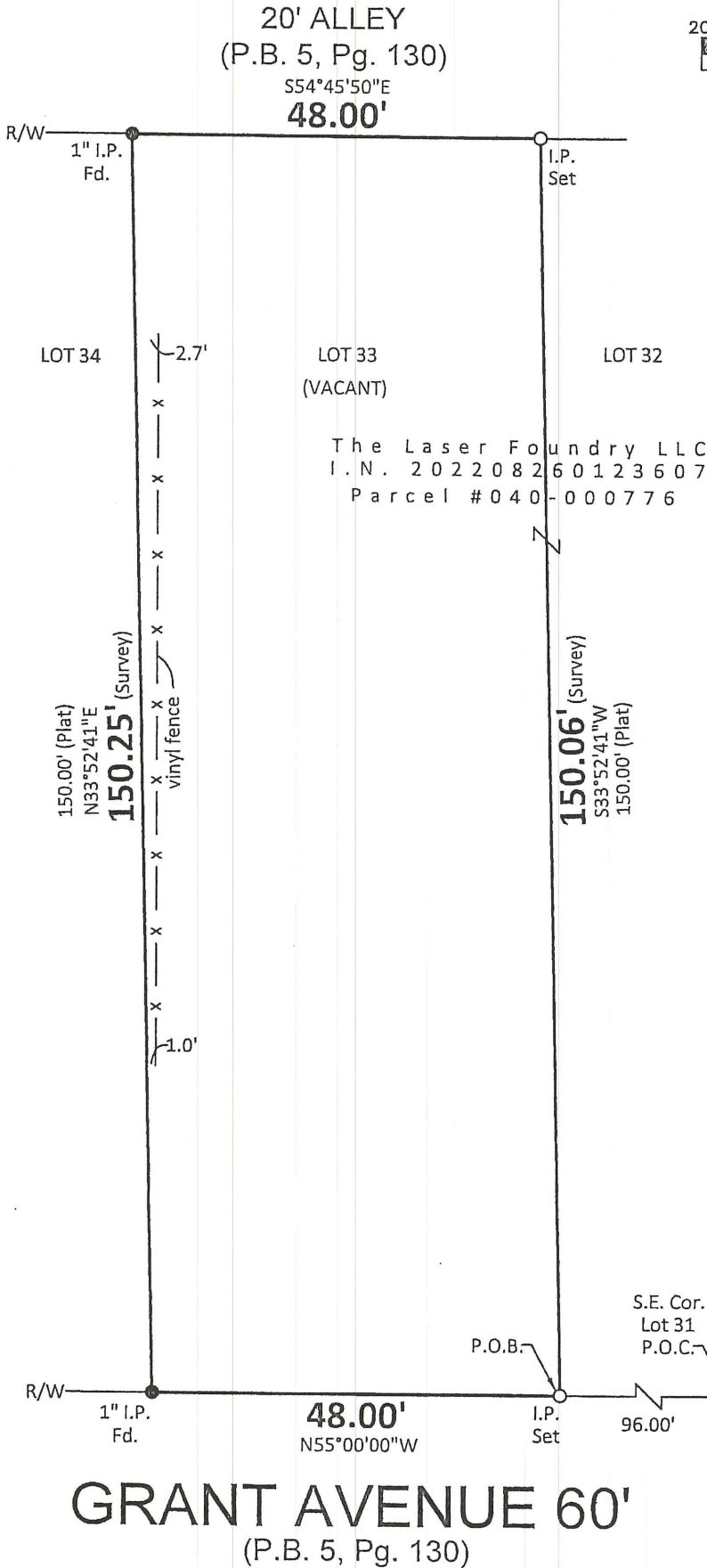
A Boundary Survey prepared for and certified to:

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.

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



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:

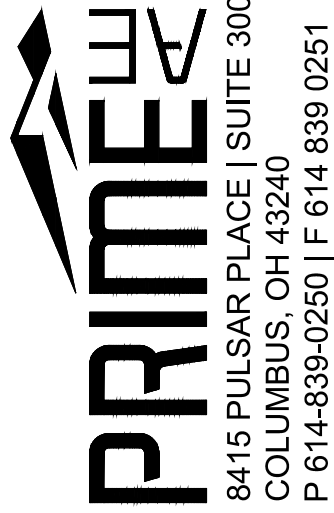
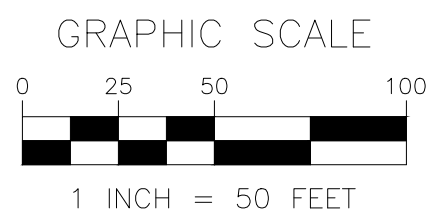
THE UNDERSIGNED, HEREBY CERTIFY THAT PRIME AE GROUP, INC., SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS EXHIBIT AND THAT SAID EXHIBIT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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
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SCALE:
1"=50'

DATE: 09-25-2025

SHEET NO

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-45-25
1st Reading: 11/17/25
Public Notice: 11/18/25
2nd Reading: 01/05/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-25

AN ORDINANCE TO APPROVE THE USE OF A TATTOO SHOP FOR 3558 BROADWAY STUDIO LOCATED AT 3558 BROADWAY

WHEREAS, 3558 Broadway Studio, applicant, has submitted a request for the allowable Use of a Tattoo Shop, as provided for in Section 1135.09; and

WHEREAS, on November 04, 2025, the Planning Commission of the City of Grove City recommended the approval of this Use at this location, as submitted.

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

SECTION 1. The Use of a Tattoo Shop, located at 3558 Broadway is hereby approved, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

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

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-46-25
1st Reading: 11/17/25
Public Notice: 11/18/25
2nd Reading: 12/01/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-46-25

AN ORDINANCE TO ACCEPT THE PLAT OF COURTYARDS AT HARRIS FARMS, PHASE 1

WHEREAS, Courtyards at Harris Farms, Phase 1, a subdivision containing lots 104 - 174 inclusive, and Reserve "A1, A2, B, C, D, E, and F", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Courtyards at Harris Farms, Phase 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being out of that 22.946 acres of land, more or less. Said 22.946 acres conveyed to Epcon Harris LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed: _____ Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Project Narrative

Courtyards at Harris Farm Phase 1 Subdivision plat impacts 25.41 acres creating the lots and reserves of Sub-Area B and Sub-Area C of the Harris Farm development. This subdivision plat also creates the public right of way for the Hawthorne Parkway Public Road Extension through the development. This subdivision plat creates 75 single family lots on private streets and 6 reserves including a reserve for the private streets.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 6115, BEING OUT OF THAT 22.946 ACRE TRACT OF LAND, AS CONVEYED TO EPCON HARRIS, LLC OF RECORD IN INSTRUMENT NUMBER 202506250066948, OUT OF THAT 9.308 ACRE (ORIGINAL) TRACT OF LAND, AS CONVEYED TO PAUL E. HARRIS JR. OF RECORD IN OFFICIAL RECORD 16644, PAGE A16, OUT OF THAT 99.478 ACRE (ORIGINAL) TRACT OF LAND, AS CONVEYED TO PAUL E. HARRIS JR. OF RECORD IN OFFICIAL RECORD 17753, PAGE J08, AND OFFICIAL RECORD 04889, PAGE F07, ALL REFERENCE'S REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, EPCON HARRIS, LLC OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "COURTYARDS AT HARRIS FARM SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 104-174, RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D", RESERVE "E" AND RESERVE "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, HAWTHORNE PARKWAY, BORROR ROAD AND LONDON-GROVEPORT ROAD (S.R. 668) AS SHOWN HEREON.

THE UNDERSIGNED, PAUL E. HARRIS JR., OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "COURTYARDS AT HARRIS FARM SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 146, 175-178, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "SANITARY EASEMENT" (SAN ESMT.), AND "DRAINAGE EASEMENTS (DRAINAGE ESMT.)" ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, THEIR SUCCESSORS AND ASSIGNS, EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN SAID 99.478 ACRE TRACT OF LAND AS CONVEYED TO PAUL E. HARRIS JR., WITHIN SAID 22.946 ACRE TRACT AS CONVEYED TO EPCON HARRIS, LLC, ARE FOR THE PURPOSES STATED IN THE FORGOING "EASEMENTS" PARAGRAPHS.

IN WITNESS WHEREOF, CRAIG CHERRY, REGIONAL PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

EPCON HARRIS, LLC
AN OHIO LIMITED LIABILITY COMPANY

CRAIG CHERRY
REGIONAL PRESIDENT,

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG CHERRY, REGIONAL PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID COURTYARDS AT HARRIS FARM SECTION 1, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS ____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____,

IN WITNESS WHEREOF, PAUL E. HARRIS JR., OWNER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PAUL E. HARRIS JR.

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL E. HARRIS JR., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID COURTYARDS AT HARRIS FARM SECTION 1, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS ____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____,

COURTYARDS AT HARRIS FARM SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 6115

APPROVED THIS ____ DAY OF _____ 20__

CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

MAYOR, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

APPROVED AND ACCEPTED BY ORDINANCE No. _____,
PASSED THIS DAY OF _____,
WHEREIN THE PLAT OF COURTYARDS AT HARRIS FARM SECTION 1 IS ACCEPTED
BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS ____ DAY OF _____ 20__

CLERK OF COUNCIL, GROVE CITY, OHIO

TRANSFERRED THIS ____ DAY OF _____ 20__

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS ____ DAY OF _____ 20__

RECORDER, FRANKLIN COUNTY OHIO

AT _____, FEE _____

AT _____, FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____

PLAT NOTES:
PLAT NOTES WITH REGARD TO COURTYARDS AT HARRIS FARM SECTION 1 ARE LOCATED ON PAGE 4.

BASIS OF BEARING
THE BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS USING THE OHIO CORS NETWORK (OHIO SOUTH ZONE) TO DETERMINE A GRID BEARING IN NAD83 (2011) EPOCH 2010. THE COLUMBUS, MOUNT VERNON, AND MCCONNELSVILLE CORS STATIONS WERE USED IN DETERMINING THE GRID BEARING, AND ESTABLISHING A BEARING OF SOUTH 2°19'10" WEST FOR A PORTION OF THE CENTERLINE OF BORROR ROAD, BETWEEN FCGS 1169 AND FCGS 1170.

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

CESO IRON PIN LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- ✂ MAG NAIL FOUND
- ⊙ IRON PIN FOUND AS DESCRIBED
- ▣ FCGS MONUMENT FOUND AS DESCRIBED

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

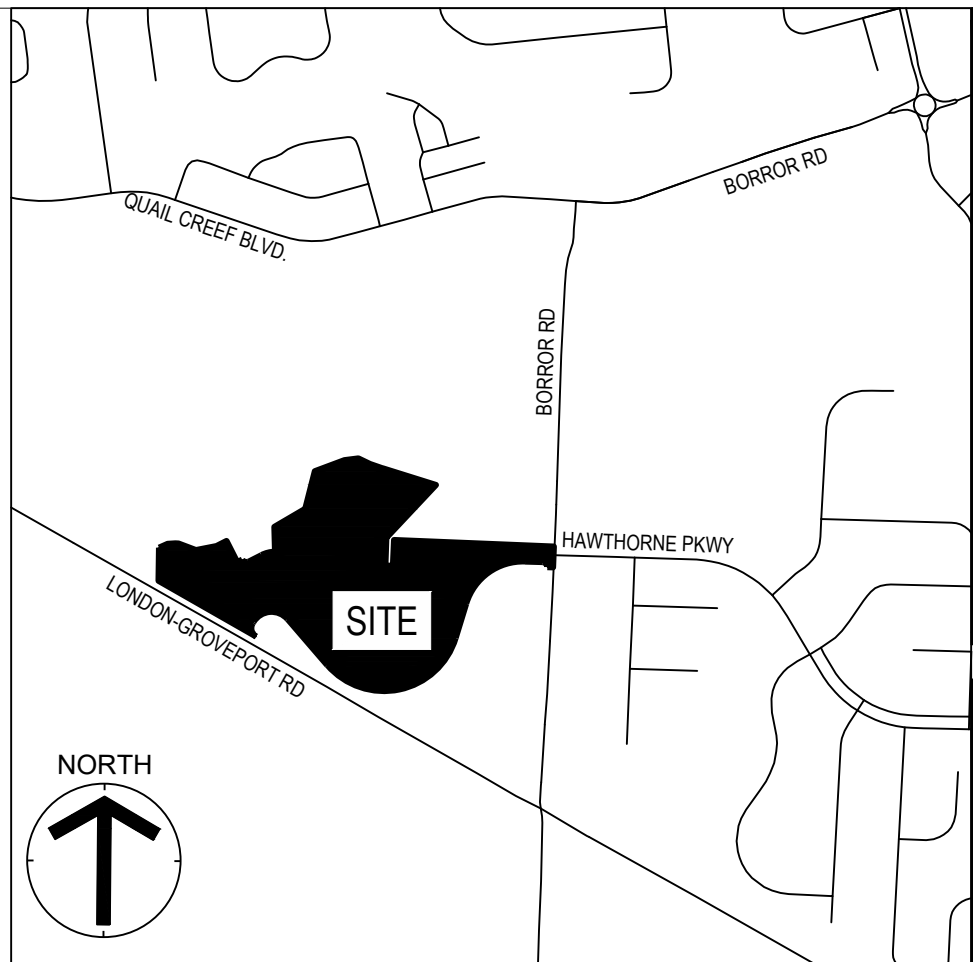
CERTIFICATION
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

10/31/25

DATE:



VICINITY MAP NOT TO SCALE



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 614.858.208.4826

COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions

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

© 2025 CESO, INC.

Project Number:	766141
Scale:	N/A
Drawn By:	CLD
Checked By:	MJA
Date:	10/31/2025
Issue:	N/A

Drawing Title:

PLAT

1



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 614.794.4826

COURTYARDS AT HARRIS FARM

SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions

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

© 2025 CESO, INC.

Project Number:	766141
Scale:	1"=50'
Drawn By:	CLD
Checked By:	MJA
Date:	10/31/2025
Issue:	N/A

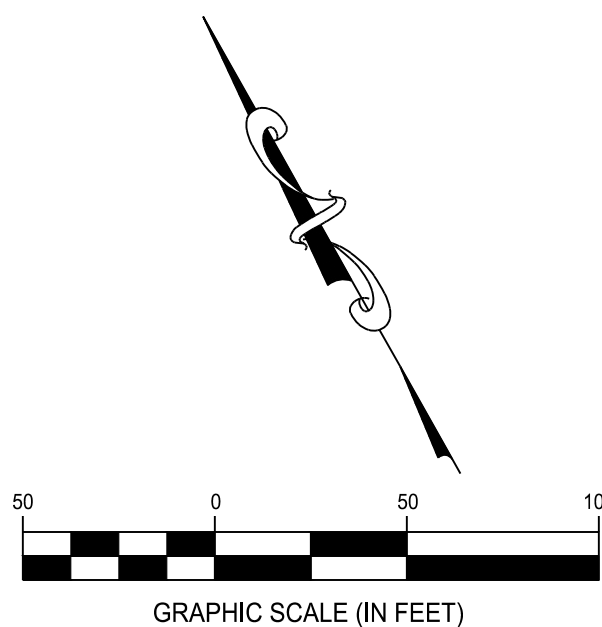
Drawing Title:

PLAT

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3



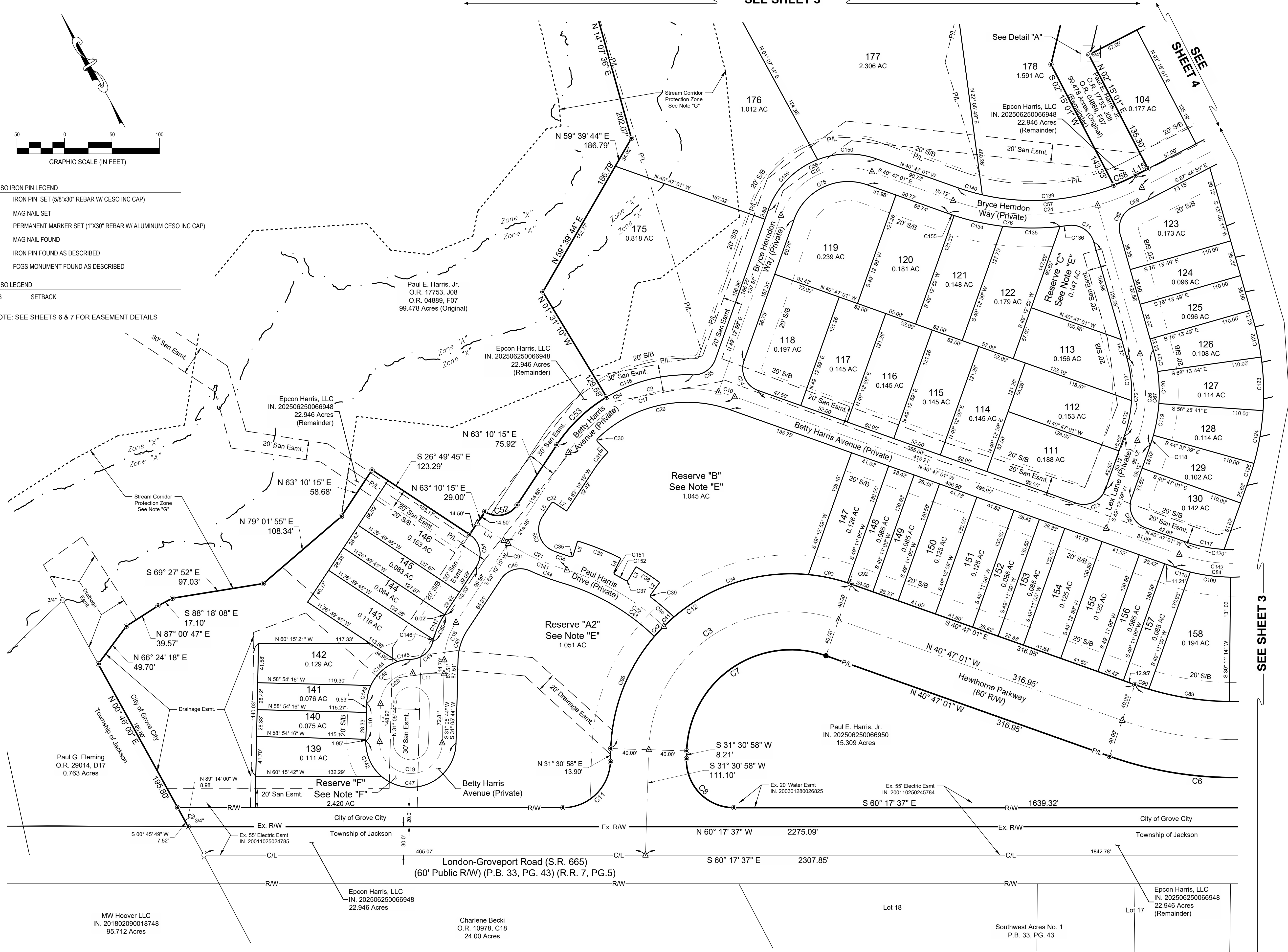
CESO IRON PIN LEGEND

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

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS





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

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions		
ID	Description	Date
© 2025 CESO, INC.		
Project Number:	766141	
Scale:	1"=50'	
Drawn By:	CLD	
Checked By:	MJA	
Date:	10/31/2025	
Issue:	N/A	

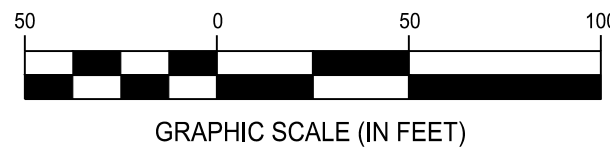
PLAT

3



CESO
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2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 614.208.4826



COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions

ID	Description	Date
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© 2025 CESO, INC.

Project Number: 766141
Scale: 1"=50'
Drawn By: CLD
Checked By: MJA
Date: 10/31/2025
Issue: N/A

Drawing Title:

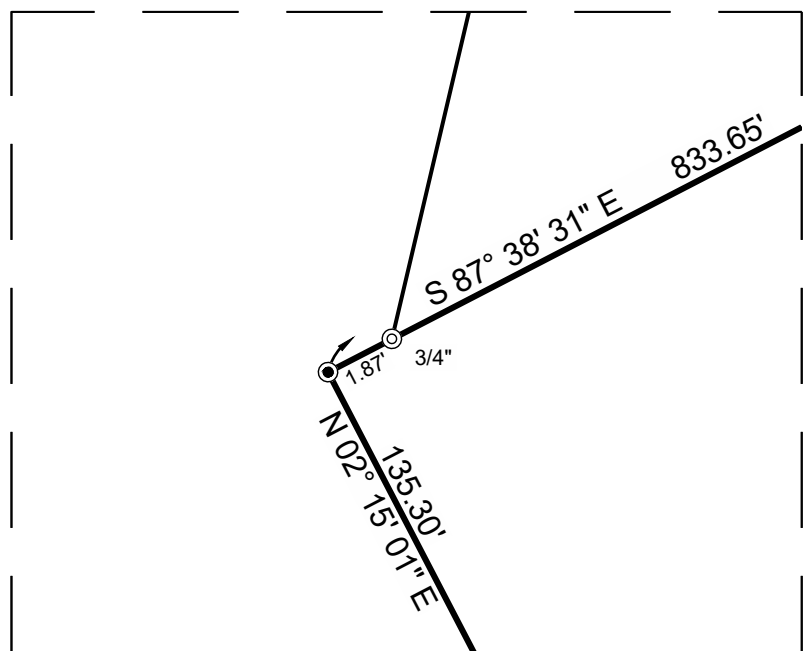
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4

SEE SHEET 7

SEE SHEET 5

SEE SHEET 3



Detail "A"
Scale 1"=5'

CESO IRON PIN LEGEND

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

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

NOTE "A": THE 25.410 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND FLOODWAY WITHIN ZONE A (AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008) THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0404K AN 39049C0408K.

NOTE "B" ACREAGE BREAKDOWN:

ACREAGE IN RW	5.292 ACRES
ACREAGE IN RESERVE "A1"	0.871 ACRES
ACREAGE IN RESERVE "A2"	1.051 ACRES
ACREAGE IN RESERVE "C"	0.147 ACRES
ACREAGE IN RESERVE "D"	0.168 ACRES
ACREAGE IN RESERVE "E"	0.392 ACRES
ACREAGE IN RESERVE "B"	1.045 ACRES
ACREAGE IN RESERVE "F" (PRIVATE DRIVE)	2.420 ACRES
ACREAGE IN REMAINING LOTS	15.233 ACRES
TOTAL ACREAGE	26.619 ACRES

PID 040-018464-00 (22.946 ACRE TRACT)	21.137 ACRES
PID 040-017499-00 (9.308 ACRE TRACT)	3.327 ACRES
PID 040-017497-00 (99.478 AC TRACT)	2.155 ACRES
TOTAL ACREAGE	26.619 ACRES

NOTE "C": AT THE TIME OF PLATTING ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "COURTYARDS AT HARRIS FARM SECTION 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": RESERVE "A1", AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED BY THE CITY OF GROVE CITY AND MAINTAINED BY THE COURTYARDS AT HARRIS FARM HOMEOWNERS' ASSOCIATION, INC., A PLANNED COMMUNITY ASSOCIATION, COMPRISED OF THE FEE SIMPLE LOTS IN THE COURTYARDS AT HARRIS FARM SUBDIVISIONS, INCLUDING LOTS DELINEATED IN "COURTYARDS AT HARRIS FARM SECTION 1" FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE.

NOTE "E": RESERVE "A2", "B", "C", "D", AND "E", AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED AND MAINTAINED BY THE COURTYARDS AT HARRIS FARM HOMEOWNERS' ASSOCIATION, INC., A PLANNED COMMUNITY ASSOCIATION, COMPRISED OF THE FEE SIMPLE LOTS IN THE COURTYARDS AT HARRIS FARM SUBDIVISIONS, INCLUDING LOTS DELINEATED IN "COURTYARDS AT HARRIS FARM SECTION 1". A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED WITHIN RESERVE "F" TO ANY GOVERNMENT EMPLOYEE OR LICENSEES FOR ITS USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO RESERVE "F".

NOTE "F": RESERVE "F", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS AT HARRIS FARM HOMEOWNERS' ASSOCIATION, INC., A PLANNED COMMUNITY ASSOCIATION, COMPRISED OF THE FEE SIMPLE LOTS IN THE COURTYARDS AT HARRIS FARM SUBDIVISIONS, INCLUDING LOTS DELINEATED IN "COURTYARDS AT HARRIS FARM SECTION 1". A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED WITHIN RESERVE "F" TO ANY GOVERNMENT EMPLOYEE OR LICENSEES FOR ITS USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO RESERVE "F".

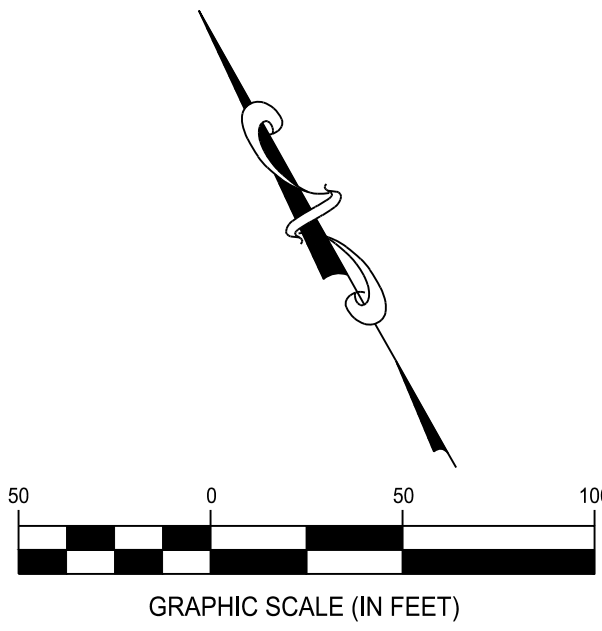
NOTE "G": THE "STREAM CORRIDOR PROTECTION ZONE" SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE SAID ZONE SHALL REMAIN UNDISTURBED TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED. SEE SHEET 6 AND 7 FOR DETAILS.

ADDITIONAL RESTRICTIONS INCLUDE:

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

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

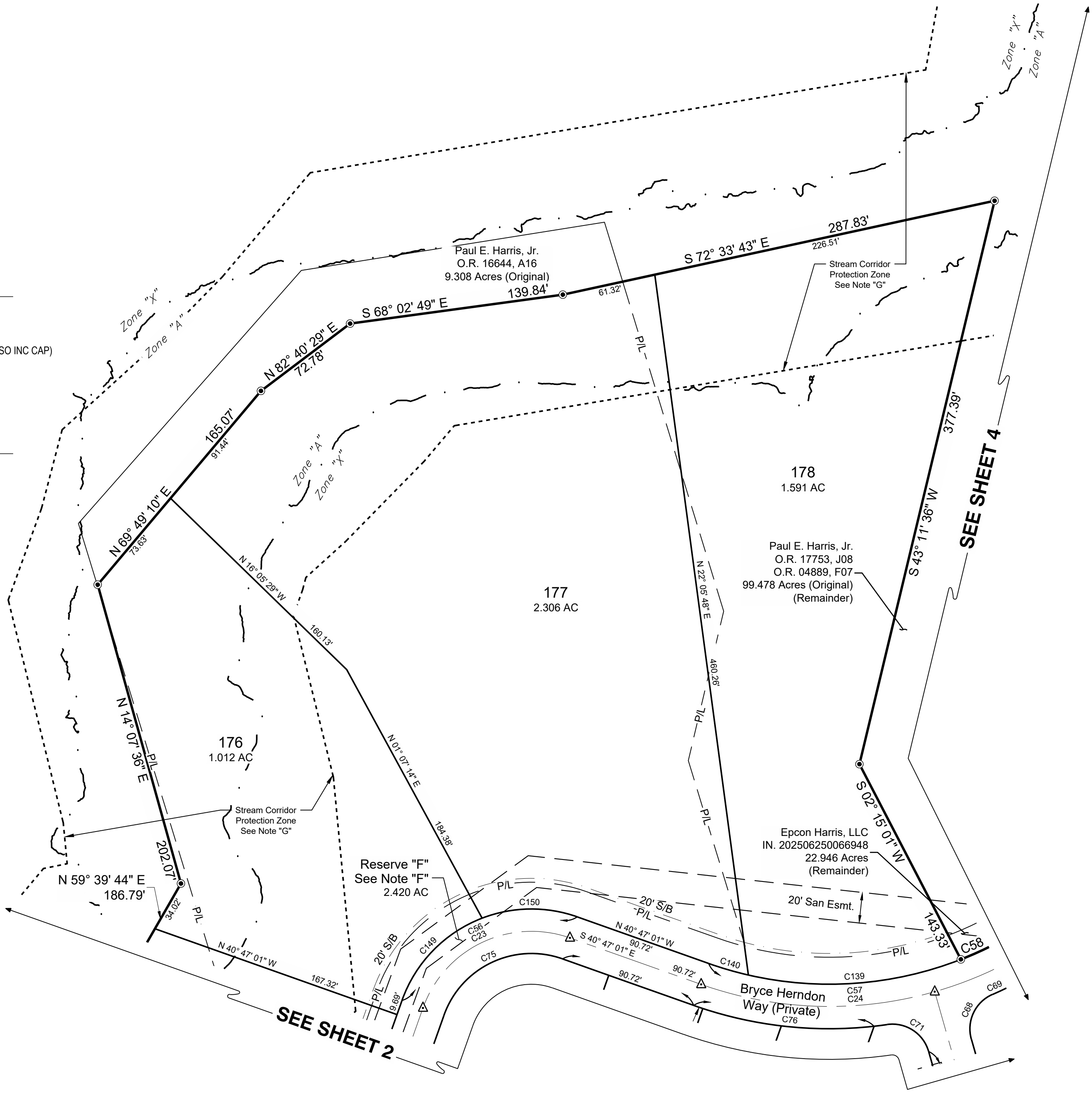
NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE COURTYARDS AT HARRIS FARM SECTION 1 SUBDIVISION(S) THAT THE CITY OF GROVE CITY, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS "STREAM CORRIDOR PROTECTION ZONE" INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.



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

CESO LEGEND
S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS



LINE TABLE		
Line #	Direction	Length
L1	N31° 05' 44"E	39.81'
L2	S66° 18' 54"W	15.52'
L3	N60° 27' 18"E	15.52'
L4	S56° 32' 51"W	15.52'
L5	N46° 46' 51"E	15.52'
L6	S63° 10' 15"W	16.21'
L7	N26° 49' 45"W	15.50'
L8	S15° 37' 06"E	15.47'
L9	S54° 24' 35"E	20.02'
L10	N31° 05' 44"E	39.81'
L11	S58° 54' 16"E	33.00'
L12	S54° 24' 35"E	19.56'
L13	S02° 19' 10"W	3.46'
L14	N26° 49' 45"W	33.27'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	74° 59' 05"	350.00'	458.05'	S54° 25' 39"W, 426.06'
C2	122° 16' 53"	350.00'	746.97'	S78° 04' 33"W, 613.07'
C3	107° 42' 02"	150.00'	281.96'	S85° 21' 59"W, 242.24'
C6	122° 16' 53"	390.00'	832.34'	S78° 04' 33"W, 683.13'
C9	69° 14' 01"	150.00'	181.25'	S82° 12' 44"E, 170.43'
C10	6° 48' 43"	150.00'	17.83'	S44° 11' 22"E, 17.82'
C11	88° 11' 25"	50.00'	76.96'	N75° 36' 40"E, 69.59'
C12	107° 42' 02"	190.00'	357.15'	N85° 21' 59"E, 306.84'
C13	122° 16' 53"	310.00'	661.61'	N78° 04' 33"E, 543.00'
C14	74° 59' 05"	390.00'	510.40'	N54° 25' 39"E, 474.75'
C15	14° 41' 05"	250.00'	64.07'	S9° 35' 34"W, 63.90'
C16	122° 16' 53"	166.00'	354.28'	S78° 04' 33"W, 290.77'
C17	76° 02' 44"	150.00'	199.09'	N78° 48' 23"W, 184.79'
C18	32° 04' 31"	75.00'	41.99'	S47° 08' 00"W, 41.44'
C19	180° 00' 00"	33.00'	103.67'	N58° 54' 16"W, 66.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C20	90° 00' 00"	33.00'	51.84'	N76° 05' 44"E, 46.67'
C21	16° 55' 30"	250.00'	73.85'	N35° 17' 30"W, 73.58'
C22	27° 18' 58"	250.00'	119.19'	N30° 05' 46"W, 118.06'
C23	90° 00' 00"	75.00'	117.81'	S85° 47' 01"E, 106.07'
C24	46° 57' 58"	250.00'	204.93'	S64° 16' 00"E, 199.24'
C25	33° 20' 24"	100.00'	58.19'	S71° 04' 47"E, 57.37'
C26	35° 26' 48"	150.00'	92.80'	S31° 29' 35"W, 91.33'
C27	14° 41' 05"	264.50'	67.79'	S9° 35' 34"W, 67.61'
C28	122° 16' 53"	180.50'	385.23'	S78° 04' 33"W, 316.17'
C29	63° 32' 32"	135.50'	150.27'	N72° 33' 17"W, 142.69'
C30	91° 17' 33"	2.50'	3.98'	S30° 01' 41"W, 3.58'
C31	11° 27' 17"	117.50'	23.49'	S68° 53' 54"W, 23.45'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C32	90° 00' 00"	2.50'	3.93'	N71° 49' 45"W, 3.54'
C33	102° 14' 19"	24.50'	43.72'	S12° 03' 06"W, 38.14'
C34	4° 33' 43"	235.50'	18.75'	S41° 20' 55"E, 18.75'
C35	89° 35' 23"	2.50'	3.91'	S88° 25' 28"E, 3.52'
C36	9° 58' 10"	282.50'	49.15'	S38° 20' 09"E, 49.09'
C37	89° 21' 22"	2.50'	3.90'	S74° 52' 01"E, 3.52'
C38	6° 03' 46"	282.50'	29.89'	S26° 36' 54"E, 29.88'
C39	89° 21' 22"	2.50'	3.90'	S21° 38' 13"W, 3.52'
C40	6° 47' 31"	264.50'	31.35'	S19° 38' 43"E, 31.34'
C41	4° 22' 52"	190.00'	14.53'	S77° 00' 13"W, 14.52'
C42	4° 22' 27"	190.00'	14.51'	S72° 37' 33"W, 14.50'
C43	27° 22' 25"	235.50'	112.51'	N30° 04' 03"W, 111.45'
C44	8° 01' 18"	264.50'	37.03'	N39° 44' 36"W, 37.00'
C45	81° 05' 48"	24.50'	34.68'	N76° 16' 51"W, 31.85'
C46	32° 04' 31"	60.50'	33.87'	S47° 08' 00"W, 33.43'
C47	180° 00' 00"	47.50'	149.23'	N58° 54' 16"W, 95.00'
C48	87° 17' 41"	47.50'	72.37'	N74° 44' 34"E, 65.57'
C49	75° 01' 50"	24.50'	32.08'	S80° 52' 30"W, 29.84'
C50	19° 48' 40"	89.50'	30.95'	N53° 15' 55"E, 30.79'
C51	90° 00' 00"	24.50'	38.48'	S18° 10' 15"W, 34.65'
C52	90° 00' 00"	24.50'	38.48'	S71° 49' 45"E, 34.65'
C54	58° 33' 32"	164.50'	168.13'	S87° 32' 59"E, 160.90'
C55	72° 30' 48"	24.50'	31.01'	S85° 28' 23"W, 28.98'
C56	90° 00' 00"	89.50'	140.59'	S85° 47' 01"E, 126.57'
C57	46° 57' 58"	235.50'	193.04'	S64° 16' 00"E, 187.68'
C59	33° 20' 24"	114.50'	66.63'	S71° 04' 47"E, 65.69'
C60	2° 07' 53"	390.00'	14.51'	S37° 24' 46"W, 14.51'
C61	2° 07' 49"	390.00'	14.50'	S35° 16' 55"W, 14.50'
C62	33° 20' 24"	85.50'	49.75'	N71° 04' 47"W, 49.05'
C63	90° 00' 00"	24.50'	38.48'	S47° 15' 01"W, 34.65'
C64	14° 41' 05"	235.50'	60.36'	S9° 35' 34"W, 60.19'
C65	122° 16' 53"	151.50'	323.33'	S78° 04' 33"W, 265.37'
C66	90° 00' 00"	24.50'	38.48'	N4° 12' 59"E, 34.65'
C67	35° 26' 48"	164.50'	101.77'	N31° 29' 35"E, 100.15'
C68	82° 14' 40"	24.50'	35.17'	N54° 53' 31"E, 32.23'
C69	3° 45' 50"	264.50'	17.38'	S85° 52' 04"E, 17.37'
C70	90° 00' 00"	24.50'	38.48'	S42° 44' 59"E, 34.65'
C71	82° 14' 40"	24.50'	35.17'	S27° 21' 09"E, 32.23'
C72	35° 26' 48"	135.50'	83.83'	S31° 29' 35"W, 82.50'
C73	90° 00' 00"	24.50'	38.48'	N85° 47' 01"W, 34.65'
C74	90° 00' 00"	24.50'	38.48'	N4° 12' 59"E, 34.65'
C75	90° 00' 00"	60.50'	95.03'	S85° 47' 01"E, 85.56'
C76	27° 41' 28"	264.50'	127.83'	S54° 37' 45"E, 126.59'
C77	12° 36' 13"	390.00'	85.79'	S27° 54' 54"W, 85.62'
C78	4° 10' 04"	390.00'	28.37'	S19° 31' 45"W, 28.36'
C79	0° 30' 37"	390.00'	3.47'	S17° 11' 25"W, 3.47'
C80	8° 04' 38"	310.00'	43.70'	S20° 58' 25"W, 43.67'
C81	17° 04' 54"	310.00'	92.42'	N33° 33' 12"E, 92.08'
C82	5° 14' 39"	310.00'	28.37'	N44° 42' 58"E, 28.36'
C83	5° 15' 23"	310.00'	28.44'	N49° 57' 59"E, 28.43'
C84	17° 17' 22"	310.00'	93.54'	N61° 14' 21"E, 93.19'
C85	20° 06' 07"	310.00'	108.76'	N79° 56' 05"E, 108.21'
C86	5° 14' 39"	310.00'	28.37'	S87° 23' 32"E, 28.36'
C87	5° 15' 23"	310.00'	28.44'	S82° 08' 31"E, 28.43'
C88	19° 57' 29"	310.00'	107.98'	S69° 32' 05"E, 107.44'
C89	15° 55' 38"	310.00'	86.17'	S51° 35' 32"E, 85.90'
C90	2° 50' 43"	310.00'	15.39'	S42° 12' 22"E, 15.39'
C91	1° 18' 46"	250.00'	5.73'	N27° 29' 08"W, 5.73'
C92	1° 19' 52"	190.00'	4.41'	S41° 26' 57"E, 4.41'
C93	12° 41' 03"	190.00'	42.06'	S48° 27' 24"E, 41.98'
C94	46° 00' 26"	190.00'	152.57'	N77° 48' 09"W, 148.50'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C95	38° 55' 22"	190.00'	129.07'	S50° 58' 38"W, 126.60'
C96	53° 26' 28"	390.00'	363.76'	S65° 11' 57"W, 350.72'
C97	3° 50' 53"	264.50'	17.76'	N4° 10' 28"E, 17.76'
C98	6° 11' 49"	264.50'	28.61'	N9° 11' 49"E, 28.59'
C99	4° 38' 23"	264.50'	21.42'	N14° 36' 55"E, 21.41'
C100	8° 22' 56"	180.50'	26.41'	N21° 07' 34"E, 26.38'
C101	13° 19' 47"	180.50'	41.99'	S31° 58' 56"W, 41.90'
C102	9° 01' 38"	180.50'	28.44'	S43° 09' 38"W, 28.41'
C103	9° 04' 54"	180.50'	28.61'	S52° 12' 54"W, 28.58'
C104	13° 10' 56"	180.50'	41.53'	S63° 20' 49"W, 41.44'
C105	16° 03' 51"	180.50'	50.61'	S77° 58' 12"W, 50.44'
C106	9° 02' 01"	180.50'	28.46'	N89° 28' 51"W, 28.43'
C107	9° 04' 29"	180.50'	28.59'	N80° 25' 36"W, 28.56'
C108	16° 04' 36"	180.50'	50.65'	N67° 51' 04"W, 50.48'
C109	13° 35' 05"	180.50'	42.80'	N53° 01' 13"W, 42.70'
C110	5° 26' 40"	180.50'	17.15'	N43° 30' 21"W, 17.15'
C111	6° 01' 59"	235.50'	24.80'	S5° 16' 01"W, 24.79'
C112	8° 39' 06"	235.50'	35.56'	S12° 36' 33"W, 35.53'
C113	0° 07' 31"	151.50'	0.33'	S16° 59' 52"W, 0.33'
C114	14° 31' 50"	151.50'	38.42'	S24° 19' 33"W, 38.32'
C115	19° 37' 28"	151.50'	51.89'	S41° 24' 12"W, 51.64'
C116	71° 35' 16"	151.50'	189.29'	S87° 00' 34"W, 177.22'
C117	16° 24' 48"	151.50'	43.40'	N48° 59' 24"W, 43.25'
C118	3° 50' 38"	164.50'	11.04'	N47° 17' 40"E, 11.03'
C119	11° 48' 03"	164.50'	33.88'	N39° 28' 20"E, 33.82'
C120	11° 48' 03"	164.50'	33.88'	N27° 40' 17"E, 33.82'
C121	8° 00' 05"	164.50'	22.97'	N17° 46' 14"E, 22.95'
C122	8° 00' 05"	274.50'	38.33'	S17° 46' 14"W, 38.30'
C123	11° 48' 03"	274.50'	56.54'	S27° 40' 17"W, 56.44'
C124	11° 48' 03"	274.50'	56.54'	S39° 28' 20"W, 56.44'
C125	3° 50' 38"	274.50'	18.42'	S47° 17' 40"W, 18.41'
C126	9° 51' 46"	274.50'	47.25'	S44° 17' 07"W, 47.19'
C127	8° 21' 31"	274.50'	40.05'	S35° 10' 28"W, 40.01'
C128	8° 03' 41"	274.50'	38.62'	S26° 57' 52"W, 38.59'
C129	7° 56' 35"	274.50'	38.05'	S18° 57' 44"W, 38.02'
C130	1° 13' 16"	274.50'	5.85'	S14° 22' 49"W, 5.85'
C131	19° 19' 17"	135.50'	45.69'	S23° 25' 50"W, 45.48'
C132	16° 07' 31"	135.50'	38.14'	S41° 09' 14"W, 38.01'
C133	1° 21' 24"	264.50'	6.26'	S41° 27' 42"E, 6.26'
C134	11° 22' 06"	264.50'	52.48'	S47° 49' 28"E, 52.40'
C135	13° 06' 34"	264.50'	60.52'	S60° 03' 48"E, 60.39'
C136	1° 51' 24"	264.50'	8.57'	S67° 32' 47"E, 8.57'
C137	21° 53' 32"	114.50'	43.75'	N65° 21' 21"W, 43.48'
C138	11° 26' 52"	114.50'	22.88'	N82° 01' 33"W, 22.84'
C139	34° 17' 05"	235.50'	140.92'	N64° 29' 30"W, 138.83'
C140	6° 33' 57"	235.50'	26.99'	N44° 03' 59"W, 26.97'
C141	15° 36' 44"	250.00'	68.12'	N35° 56' 53"W, 67.91'
C142	50° 26' 29"	47.50'	41.82'	S5° 52' 30"W, 40.48'
C143	23° 25' 58"	47.50'	19.43'	S42° 48' 43"W, 19.29'
C144	46° 42' 49"	47.50'	38.73'	S77° 53' 06"W, 37.66'
C145	17° 08' 54"	47.50'	14.22'	N70° 11' 02"W, 14.16'
C146	1° 21' 59"	89.50'	2.13'	S44° 02' 35"W, 2.13'
C147	18° 26' 41"	89.50'	28.81'	S53° 56' 55"W, 28.69'
C148	33° 02' 29"	164.50'	94.86'	N74° 47' 27"W, 93.55'
C149	49° 26' 39"	89.50'	77.24'	S73° 56' 19"W, 74.86'
C150	40° 33' 21"	89.50'	63.35'	N61° 03' 41"W, 62.04'
C151	89° 21' 22"	2.50'	3.90'	S11° 52' 10"W, 3.52'
C152	2° 37' 12"	264.50'	12.09'	S31° 29' 56"E, 12.09'
C153	148° 57' 42"	54.00'	140.39'	N14° 11' 14"E, 104.06'
C154	86° 22' 17"	25.00'	37.69'	N45° 28' 56"E, 34.22'
C155	1° 21' 24"	264.50'	6.26'	S41° 27' 42"E, 6.26'



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 614.794.4826

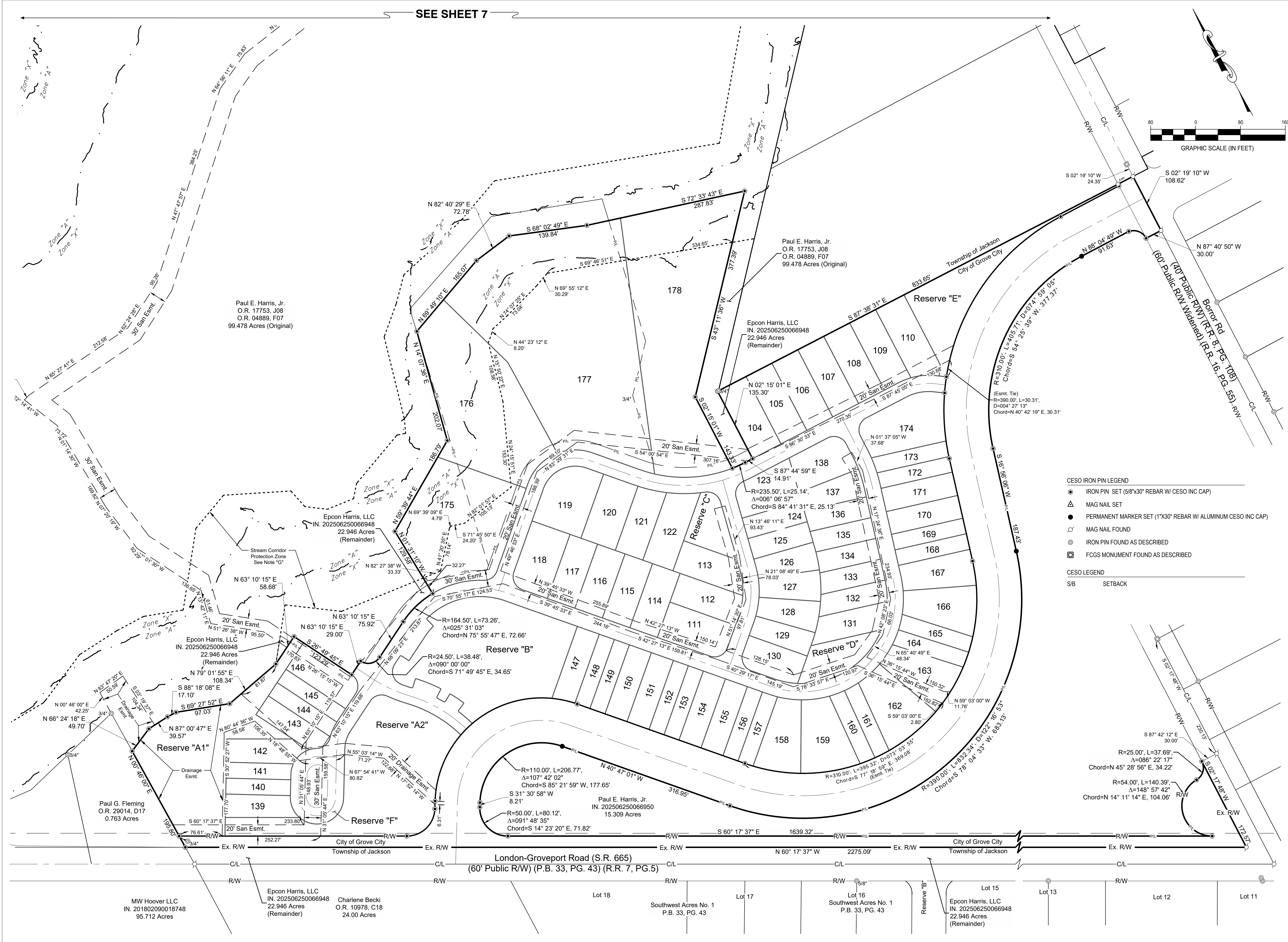
COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions

ID	Description	Date
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Columbus, OH 43221
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COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

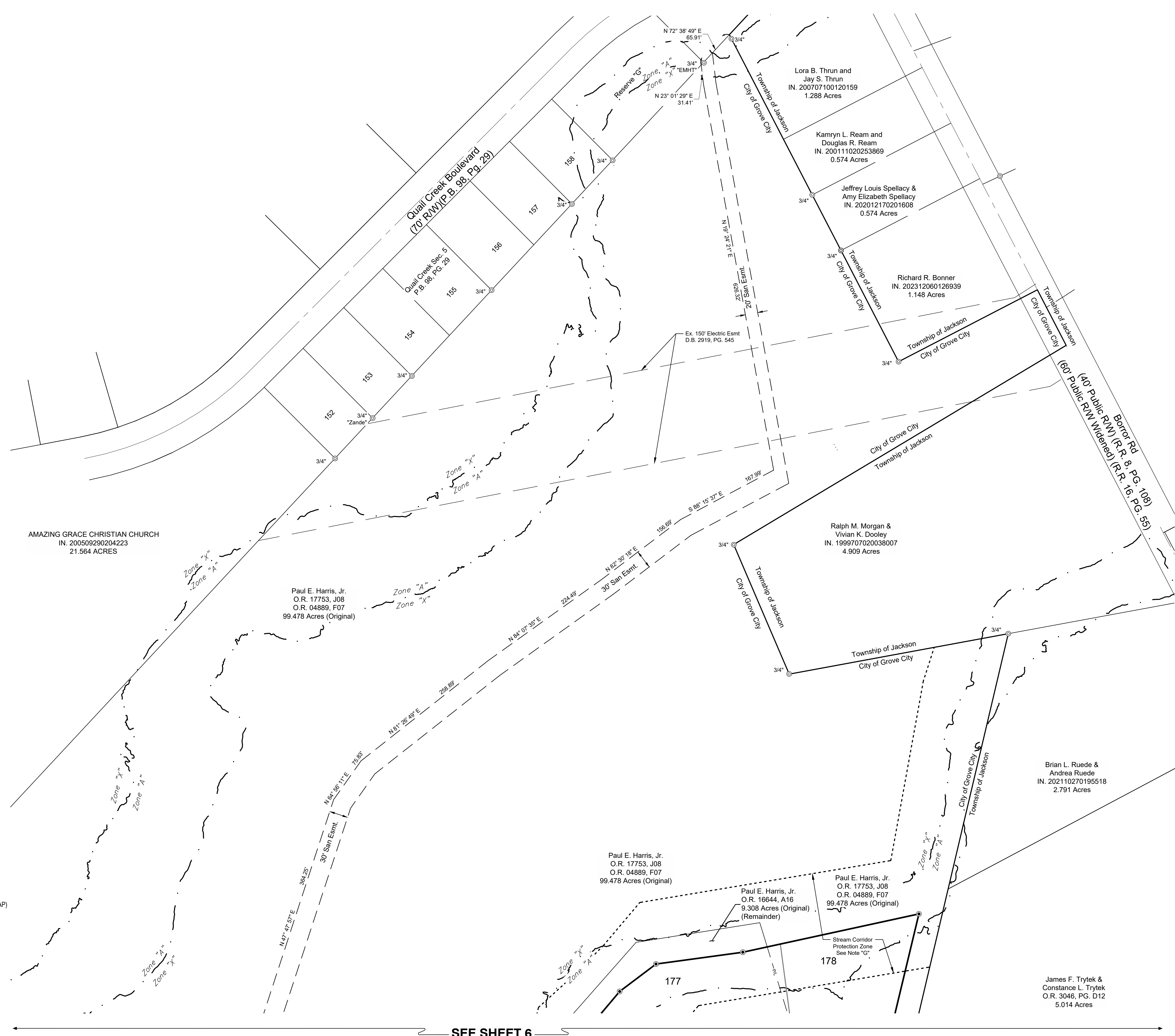
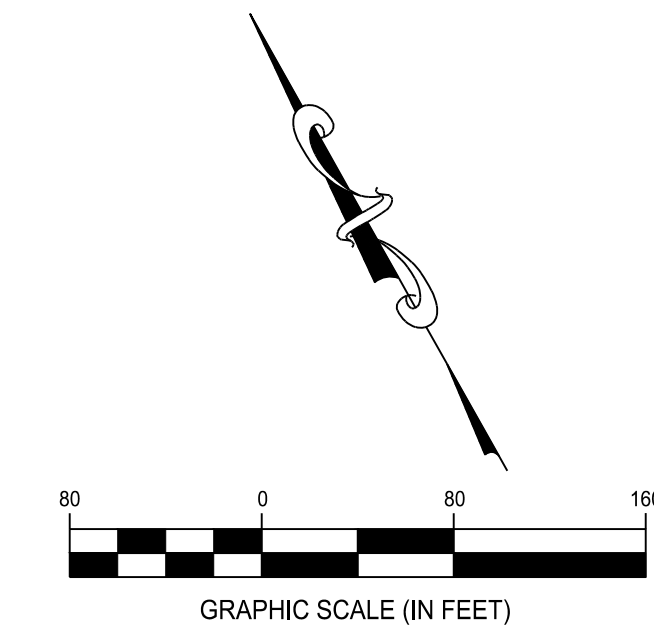
- CESO IRON PIN LEGEND**
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - ⊗ MAG NAIL FOUND
 - ⊙ IRON PIN FOUND AS DESCRIBED
 - ⊠ FCGS MONUMENT FOUND AS DESCRIBED
- CESO LEGEND**
- S/B SETBACK

Revisions / Submissions		
ID	Description	Date

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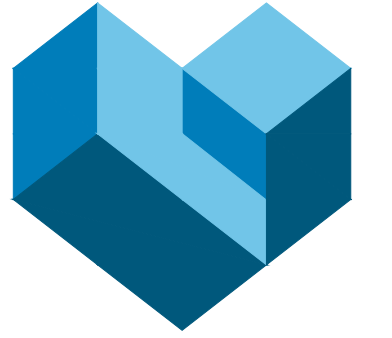
Project Number:	766141
Scale:	1"=80'
Drawn By:	CLD
Checked By:	MJA
Date:	10/31/2025
Issue:	N/A

Drawing Title:
PLAT



- CESO IRON PIN LEGEND
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - MAG NAIL FOUND
 - ◎ IRON PIN FOUND AS DESCRIBED
 - ▣ FCGS MONUMENT FOUND AS DESCRIBED
- CESO LEGEND
- S/B SETBACK

SEE SHEET 6



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 614.794.4826

COURTYARDS AT HARRIS FARM

SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions		
ID	Description	Date
© 2025 CESQ, INC.		
Project Number:	766141	
Scale:	1"=80'	
Drawn By:	CLD	
Checked By:	MJA	
Date:	10/31/2025	
Issue:	N/A	

Drawing Title:

PLAT

7

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-48-25
1st Reading: 11/17/25
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-48-25

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR COLUMBUS POWERSPORTS STORAGE BUILDING LOCATED AT 2815 HOME ROAD

WHEREAS, on November 04, 2025, the Planning Commission recommended approval of the Development Plan for a Storage Building for Columbus Powersports located at 2815 Home 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 approves the Development Plan for a Storage Building for Columbus Powersports located at 2815 Home Road, as submitted.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

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

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Five required trees to be relocated to front of building and planted in a staggered row with existing trees, spaced 35 feet on center from existing trees



- Proposed Storage Building
- Proposed Maple Tree (2)
- Proposed Pin Oak Tree (3)
- 2 Foot Contours
- Flood Zone**
- AE
- Stream Corridor Protection Zone
- Approximate Square Footage in SCPZ**
As Shown: 215 sq. ft

Columbus Powersports Storage Building
Site Plan

PATRICK MELDON

2815 HOME RD, GROVE CITY, OH 43123
(FRANKLIN COUNTY, OH)
30' X 100' X 14'

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. **DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, ASCE 7-10, OSHA, AISC 360, AISI S100, AWS D1.3 CODES AND ALL OTHER APPLICABLE LOCAL CITY OR COUNTY REQUIREMENTS.
2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.** WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.
3. ALL STRUCTURAL LIGHT GAUGE TUBING SHALL BE ASTM A500 GRADE C (Fy = 50 KSI, Fu = 62 KSI) OR EQUAL. ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (Fy = 50 KSI, Fu = 65 KSI) OR EQUAL.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS PER ESR-2196 **U.N.O.** REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
5. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE: 2017 OBC (2015 IBC)
OCCUPANCY / USE GROUP: U (CARPORTS)
CONSTRUCTION TYPE: V B (ANY MAT'L - IBC 602.5)
RISK CATEGORY: I
BUILDING FOOTAGE: 3000 SQ.FT

1. DEAD LOAD (D)
COLLATERAL LOAD 2.0 PSF
2. ROOF LIVE LOAD (Lr) Lr = 20 PSF
3. SNOW LOAD (S)
GROUND SNOW LOAD Pg = 20 PSF (ACTUAL)
Pg = 30 PSF (RATED)
IMPORTANCE FACTOR Is = 0.80
THERMAL FACTOR Ct = 1.2
EXPOSURE FACTOR Ce = 1.0
ROOF SLOPE FACTOR Cs = 1.0
FLAT ROOF SNOW LOAD Pf = 20 PSF
SLOPED ROOF SNOW LOAD Ps = 20 PSF
4. WIND LOAD (W)
DESIGN WIND SPEED Vult = 119 MPH
EXPOSURE C
5. SEISMIC LOAD (E)
Ss / S1 0.12/0.063
SDs / SD1 0.128/0.1
DESIGN CATEGORY B
SITE CLASS D
IMPORTANCE FACTOR Ie = 1.00

ASD LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

STRUCTURAL DRAWING INDEX

- 1 COVER SHEET
- 2 ELEVATIONS
- 3A FOUNDATION PLAN & NOTES
- 3B FOUNDATION DETAILS & NOTES
- 4 COLUMN LAYOUT PLAN & DETAILS
- 5 FRAME SECTION & DETAILS
- 6A SIDE WALL FRAMING
- 6B SIDE WALL DETAILS
- 7A END WALL FRAMING
- 7B END WALL DETAILS

REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	AUG 28 2024

STATEMENT OF SPECIAL INSPECTIONS	REQ'D	PERIODIC CONTINUOUS	
		P	C
ANCHORAGE			
1. POST-INSTALLED CONCRETE ANCHOR BOLTS (PER ICC-ESR REQUIREMENTS - REF SHEET 3B)	Y	X	-
THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.			

Omar Abu-Yasein

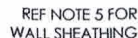
Digitally signed by
Omar Abu-Yasein
Date: 2024.08.30
07:50:37 -04'00'

EXPIRES: 12/31/2025
SIGNED: AUG 28 2024

SHEET NO. 1 OF 7	
PROJECT NO. 033-24-0308	
DRAWN BY: BG	DATE: 8/28/2024
SHEET TITLE: COVER SHEET	
PROJECT TITLE: 2815 HOME RD GROVE CITY, OH 43123	
METAL BUILDING MANUFACTURER	
 457 N. Broadway, Joshua, TX 76058 1-866-730-9865	

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.





SCALE: 3/32" = 1'



SCALE: 3/32" : 1'

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.

2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE:
CLASS A RATED 29GA, 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
4. BACK END WALL AND SIDES WALL SHEATHING SHALL BE:
CLASS A RATED 29GA, 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
5. FRONT END WALL SHEATHING SHALL BE:
CLASS A RATED 26GA, 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
6. SHEATHING CONNECTIONS SHALL BE #12-14 x 3/4" Sds W/ BONDED NEOPRENE WASHER PER ESR 2196.

(WN) WINDOWS (REF WINDOW MFG)

(WD) WALK-IN DOORS (REF DOOR MFG)

NOTE 1: ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



SCALE: 3/32" = 1'



SCALE: 3/32" = 1'

PROJECT NO: _____

PROJECT NO: 033-24-0308

DRAWN BY:	DATE:
BG	8/28/2024

ELEVATIONS

LOCATION:

2815 HOMERD
GROVE CITY, OH 43123

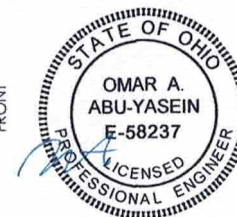
PATRICK MELDON

SHEET TITLE:

▼ METAL BUILDING MANUFACTURER ▼



457 N. Broadway,
Joshua, TX 76058
1.800.788.8887



EXPIRES: 12/31/2025

SIGNED: AUG 28 2024

FOUNDATION PLAN & NOTES

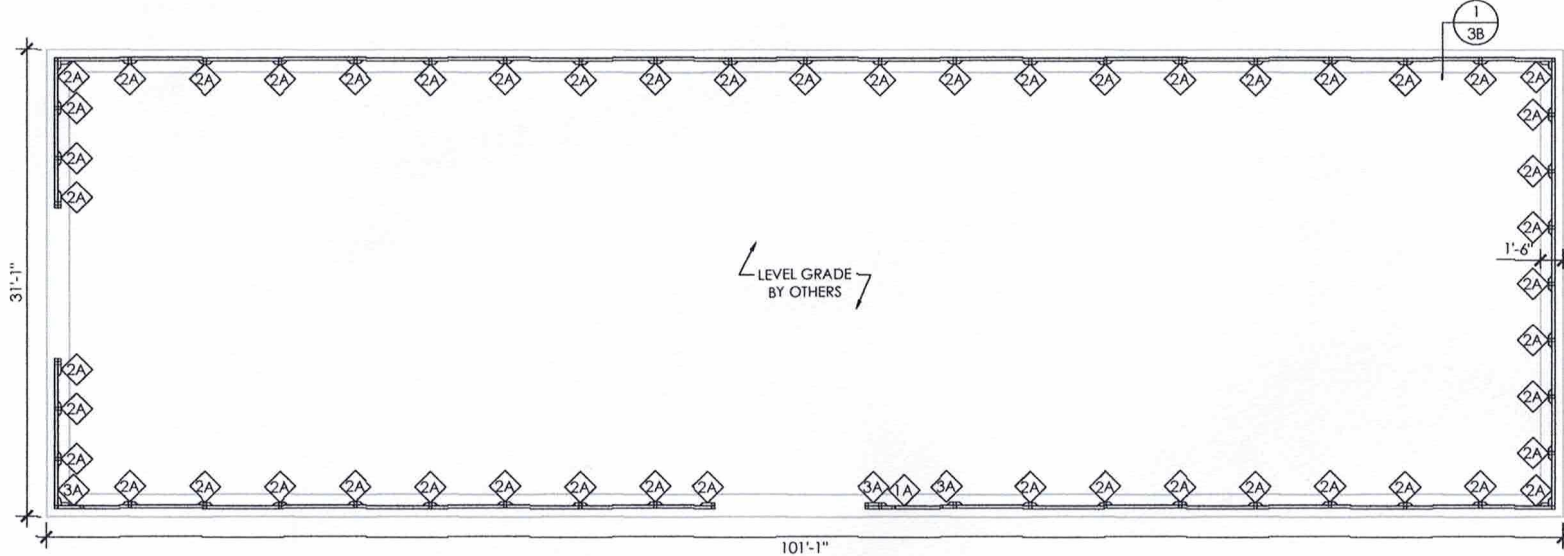
LOCATION:
 2815 HOME RD
 GROVE CITY, OH 43123

PROJECT TITLE:
 PATRICK MELDON

METAL BUILDING MANUFACTURER



EXPIRES: 12/31/2025
 SIGNED: AUG 28 2024



FOUNDATION PLAN
 SCALE: 1/8" = 1'

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø X 6.5" LG. TITEN HD SCREWANCHOR (PER ESR 2713)
2A	(2) 1/2"Ø X 6.5" LG. TITEN HD SCREWANCHOR (PER ESR 2713)
3A	(3) 1/2"Ø X 6.5" LG. TITEN HD SCREWANCHOR (PER ESR 2713)

FOUNDATION NOTES:

- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN. A MINIMUM OF (2) ANCHORS IS REQUIRED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. MINIMUM (2) ANCHORS ARE REQUIRED AT CORNERS OF ENCLOSED BUILDINGS, (1) ON EACH BASE RAIL.
- MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø X 6.5" L.G. TITEN HD SCREWANCHOR (PER ESR 2713)
2A	(2) 1/2"Ø X 6.5" L.G. TITEN HD SCREWANCHOR (PER ESR 2713)
3A	(3) 1/2"Ø X 6.5" L.G. TITEN HD SCREWANCHOR (PER ESR 2713)

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

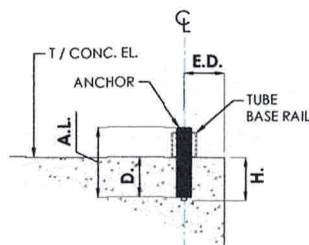
A.L. - ANCHOR LENGTH: 6.50"
E.D. - ANCHOR EDGE DISTANCE: MIN. 1.75" OR U.N.O.
H. - ANCHOR HOLE DEPTH: MIN. 6.75"
D. - CONCRETE EMBEDMENT DEPTH: MIN. 4.50"
 SPACING BETWEEN (2) ANCHORS: MIN. 3.00" OR U.N.O.

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.

3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

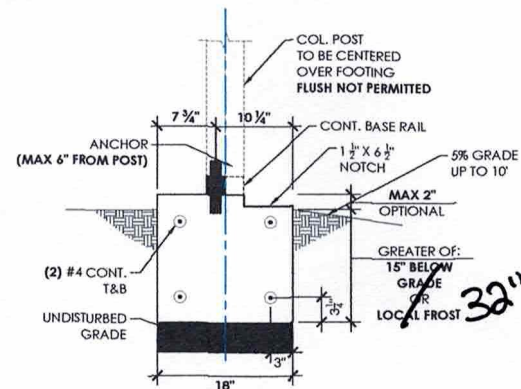
REINFORCEMENT NOTES:

1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS.
2. CLEAR DISTANCE BETWEEN BARS SHALL BE NOT LESS THAN 1-1/2 TIMES THE MAXIMUM SIZE OF COARSE AGGREGATE OR U.N.O.
3. CONCRETE REINFORCEMENT COVER SHALL BE NOT LESS THAN THE FOLLOWING:
 - A. CONCRETE POURED AGAINST AND PERMANENTLY EXPOSED TO GROUND: 3"
 - B. EXTERIOR FACE (EXPOSED TO WEATHER BUT NOT IN CONTACT WITH GROUND): 2"



ANCHORAGE DETAIL

SCALE: 1" = 1"



1 FOUNDATION DETAILS

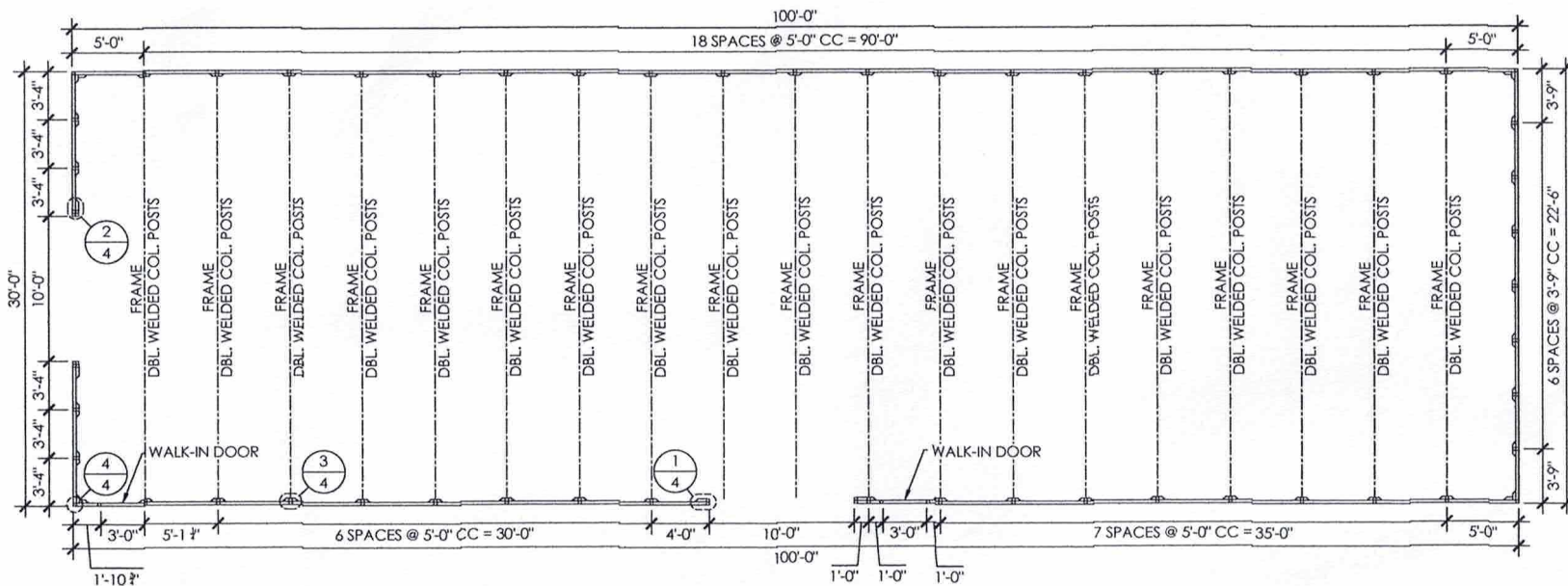
SCALE: 3/4" = 1"

SHEET NO: 3B OF 7	
PROJECT NO: 033-24-0308	
DRAWN BY: BG	DATE: 8/28/2024
LOCATION: 2815 HOME RD GROVE CITY, OH 43123	
PROJECT TITLE: PATRICK WELDON	
SHEET TITLE: FOUNDATION DETAILS & NOTES	
METAL BUILDING MANUFACTURER	
 457 N. Broadway, Justice TX 76056 1-800-730-9955	



EXPIRES: 12/31/2025

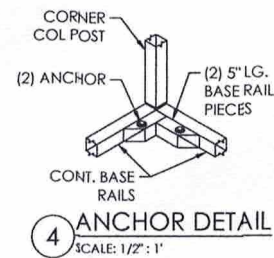
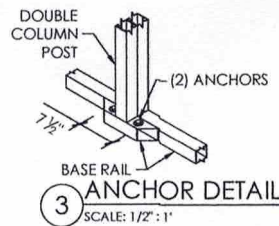
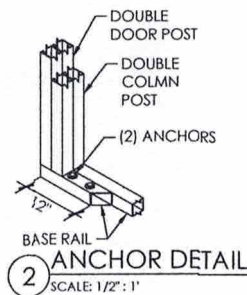
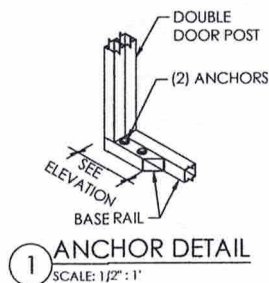
SIGNED: AUG 28 2024



COLUMN LAYOUT PLAN

SCALE: 1/8" = 1'

NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS

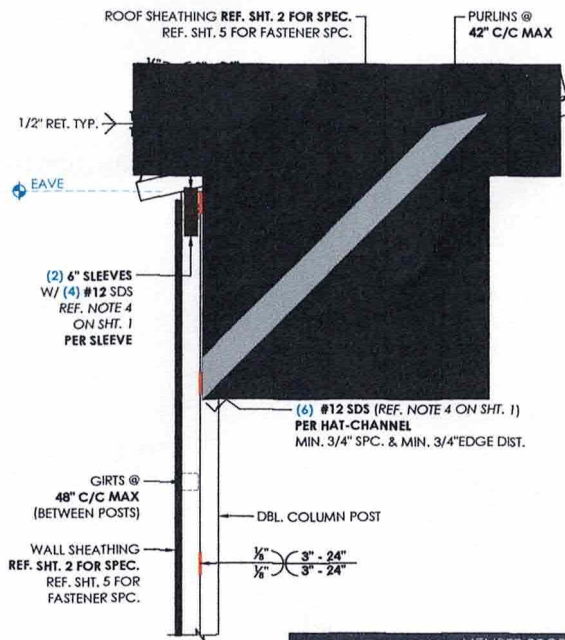


SHEET NO. 4 OF 7	
PROJECT NO. 033-24-0308	
DRAWN BY: BG	DATE: 8/28/2024
SHEET TITLE: COLUMN LAYOUT PLAN	
PROJECT TITLE: PATRICK WELDON	LOCATION: 2815 HOMER RD GROVE CITY, OH 43123
 457 N. Broadway, Jasper, TX 76056 1-800-730-9965	

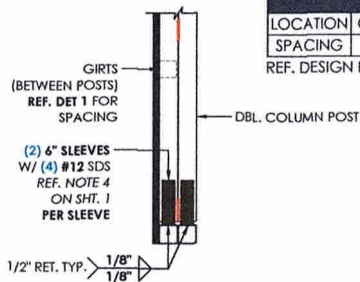


EXPIRES: 12/31/2025

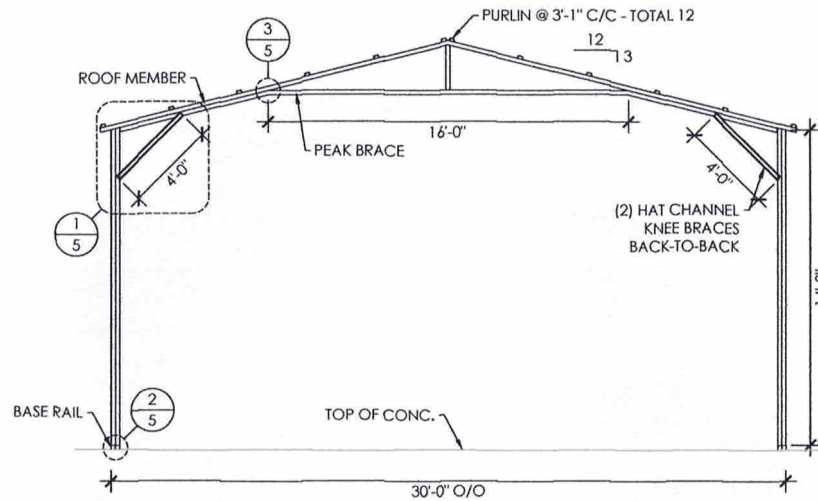
SIGNED: AUG 28 2024



1 FRAME DETAIL
SCALE: 3/4" : 1'



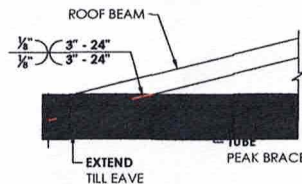
2 BASE DETAIL
SCALE: 3/4" : 1'



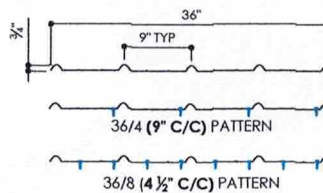
TYPICAL FRAME
SCALE: 3/16" : 1'

MEMBER PROPERTIES				
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED			
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE			
BASE RAIL	2 1/2" SQ. X 14GA TUBE			
PEAK BRACE	2 1/2" SQ. X 14GA TUBE			
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL			
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE			
GIRTS	2 1/2" SQ. X 14GA TUBE			
PURLINS	4" X 1" X 14GA HAT CHANNEL			
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

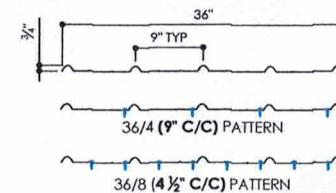
REF. DESIGN NOTE ON **SHEET 2** FOR SHEATHING FASTENER TYPE.



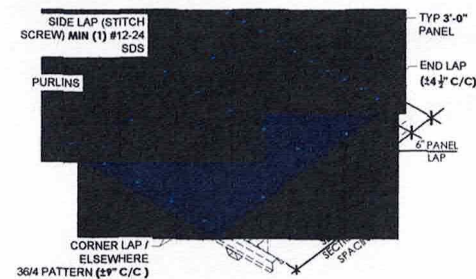
3 PEAK BRACE DETAIL
SCALE: 3/4" : 1'



29GA. - 3/4" RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'



26GA. - 3/4" RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'



SHEATHING FASTENER PATTERN
SCALE: 3/16" : 1'

SHEET NO. 5 OF 7

PROJECT NO. 033-24-0308

DATE 8/28/2024

LOCATION: 281.5 HOME RD
GROVE CITY, OH 43123

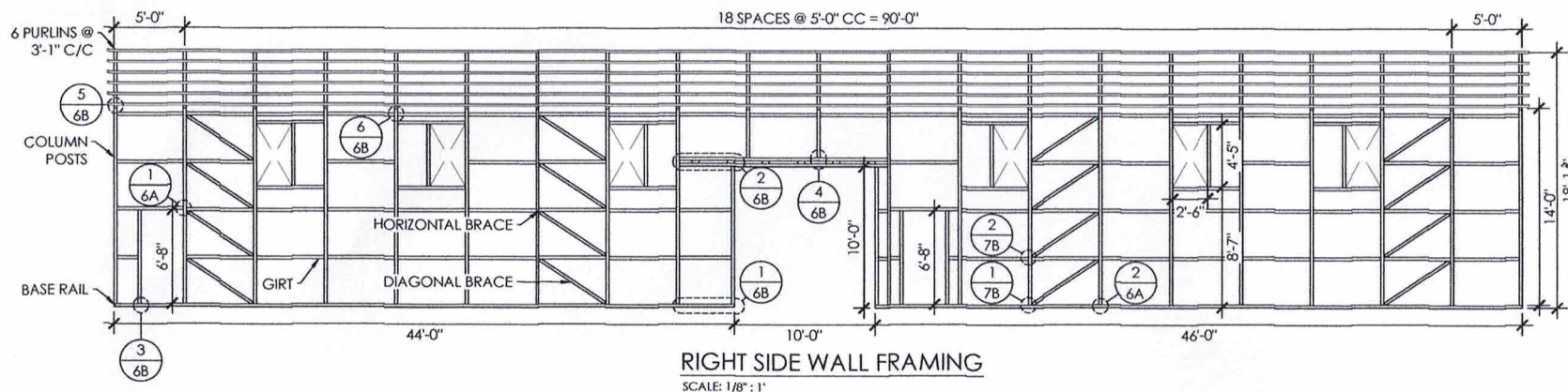
PATRICK MELDON

METAL BUILDING
MANUFACTURER

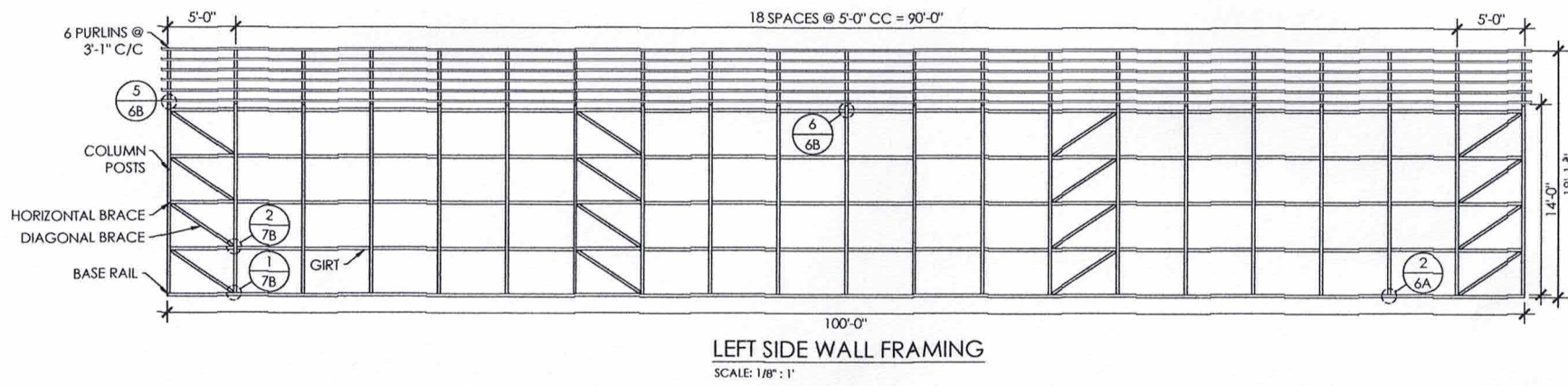
457 N. Broadway
Joaquin, TX 76058
1-866-730-8865



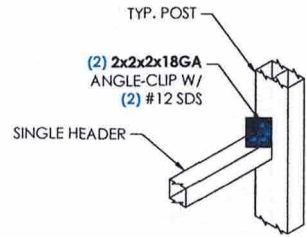
EXPIRES: 12/31/2025
SIGNED: AUG 28 2024



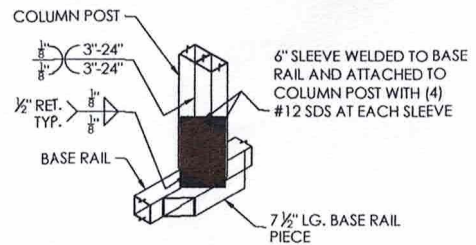
RIGHT SIDE WALL FRAMING
SCALE: 1/8" = 1'



LEFT SIDE WALL FRAMING
SCALE: 1/8" = 1'



1 WINDOW/DOOR DETAIL
SCALE: 3/4" = 1'



2 COLUMN-BASE DETAIL
SCALE: 3/4" = 1'

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
GIRTS	2 1/2" SQ. X 14GA TUBE
DOUBLE HEADER W/ SPACER	(2) 2 1/2" SQ. X 14GA TUBE W/ 6" SPACER
HORZ. BRACE	2 1/4" SQ X 14GA TUBE
DIAGONAL BRACES	2" SQ. X 12GA TUBE

SHEET NO. **6A OF 7**
PROJECT NO. 033-24-0308
DRAWN BY: BG DATE: 8/28/2024
LOCATION: 2815 HOME RD GROVE CITY, OH 43123
PROJECT TITLE: PATRICK MELDON
SHEET TITLE: SIDE WALL FRAMING
METAL BUILDING MANUFACTURER: METAL STEEL CONSTRUCTION
457 N. Broadway, Joshua, TX 76058 1-866-730-9965



EXPIRES: 12/31/2025
SIGNED: AUG 28 2024

SIDE WALL FRAMING DETAILS

LOCATION:
2815 HOME RD
GROVE CITY, OH 43123

PROJECT TITLE:
PATRICK MELDON

SHEET TITLE:

METAL BUILDING
MANUFACTURER

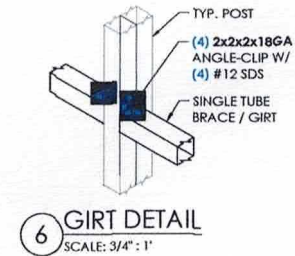
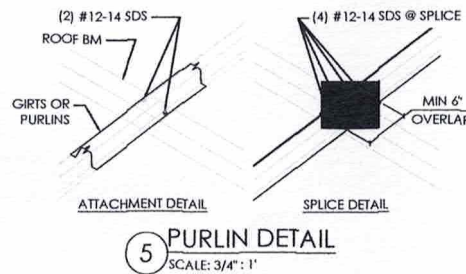
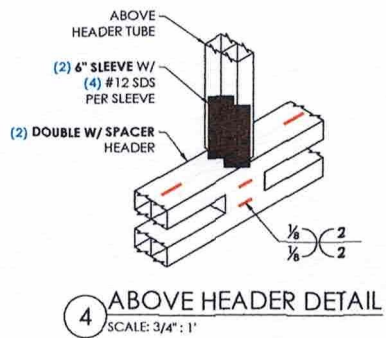
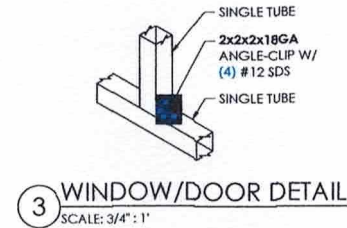
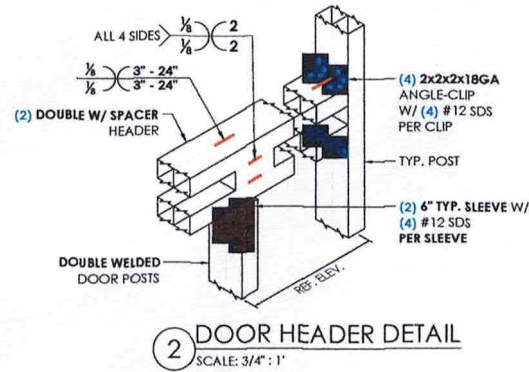
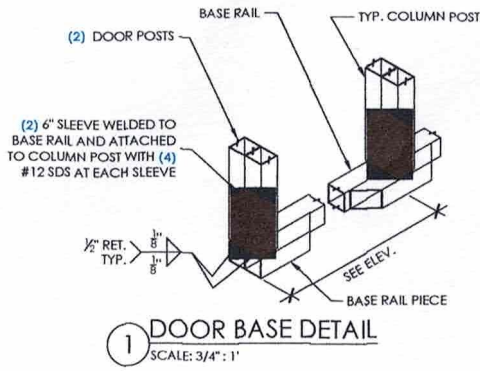


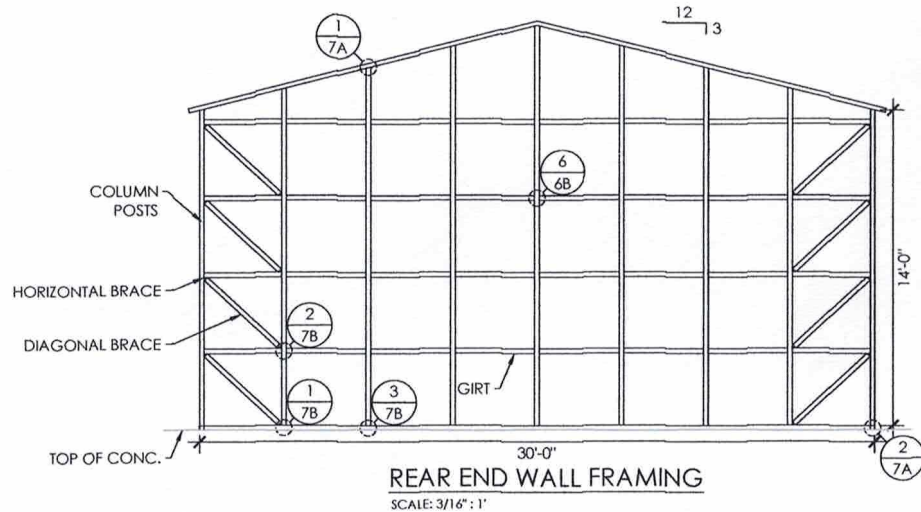
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Joshua, TX 76058
1-866-730-9865



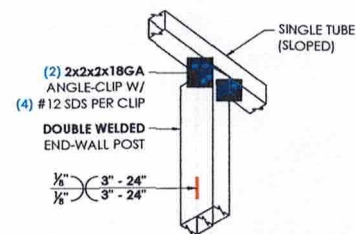
EXPIRES: 12/31/2025

SIGNED: AUG 28 2024

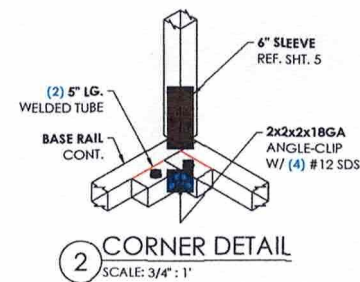




MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
GIRTS	2 1/2" SQ. X 14GA TUBE
HEADER	2 1/2" SQ. X 14GA TUBE
DOOR POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2" SQ. X 12GA TUBE
HORZ. BRACE	2 1/4" SQ X 14GA TUBE



1 ROOF MEMBER DETAIL
SCALE: 3/4" = 1'

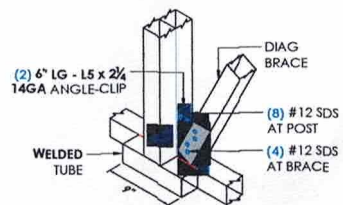


2 CORNER DETAIL
SCALE: 3/4" : 1'

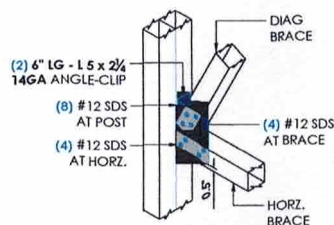
SHEET NO. 7A OF 7	
PROJECT NO. 033-24-0308	
DRAWN BY: BG	DATE: 8/28/2024
SHEET TITLE: END WALL FRAMING & DETAILS	LOCATION: 2815 HOMERD GROVE CITY, OH 43123
	PROJECT TITLE: PATRICK WELDON
▼ METAL BUILDING MANUFACTURER ▼ 	
457 N. Broadway, Joshua, TX. 76058	

EXPIRES: 12/31/2025
SIGNED: AUG 28 2024

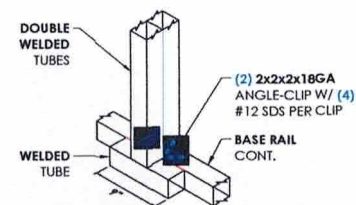
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PROJECT NO. 033-24-0308	
DRAWN BY: BG	DATE: 8/28/2024
SHEET TITLE: END WALL FRAMING DETAILS	
LOCATION:	2815 HOME RD GROVE CITY, OH 43123
PROJECT TITLE: PATRICK MELDON	
METAL BUILDING MANUFACTURER	
 457 N. Broadway, Joshua, TX 76058 1-888-730-9665	



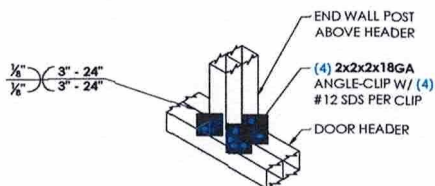
1 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



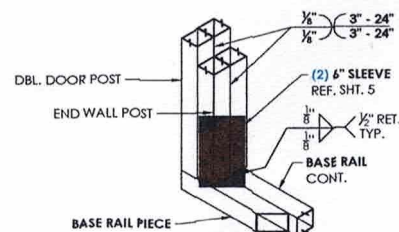
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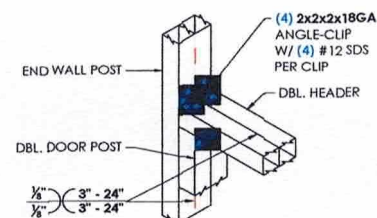
3 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'



4 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



5 DOOR BASE DETAIL
SCALE: 3/4" : 1'



6 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



EXPIRES: 12/31/2025
SIGNED: AUG 28 2024

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-49-25
1st Reading: 11/17/25
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-49-25

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR RAIN FOR RENT OFFICE BUILDING LOCATED AT 3400 SOUTHWEST BLVD.

WHEREAS, on November 04, 2025, the Planning Commission recommended approval of the Development Plan for an office building for Rain for Rent located at 3400 Southwest Blvd., contingent upon the following stipulation:

1. A three foot (3') high brick water table shall be installed along the western elevation of the building.

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

SECTION 1. This Council hereby approves the Development Plan for an office building for Rain for Rent located at 3400 Southwest Blvd., contingent upon the stipulation set by Planning Commission.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

RAIN FOR RENT OFFICE

3400XX LEWIS CENTRE WAY
GROVE CITY, FRANKLIN COUNTY, OHIO
MAJOR SITE PLAN
ZONING DISTRICT: IND-2, HEAVY INDUSTRY
PROJECT AREA = 1.9 AC



VICINITY MAP
1"= 1000'

OCTOBER, 2025

GENERAL NOTES

- 1) All sewer and water trenches shall be visually inspected by the Grove City Engineering Department prior to backfill.
- 2) Roof drains, foundation drains, sump pumps, and other clean water sources shall not be connected to the sanitary sewer system. Such conditions are strictly prohibited.
- 3) All work shown on the plans shall be done by the Owner unless otherwise indicated.
- 4) All work on the plans shall be done in accordance with Grove City standards, regulations, and specifications.
- 5) All water mains shall be hydrostatically leak tested and chlorine tested with two consecutive negative bacteria samples being returned prior to being placed in use.
- 6) All sanitary sewers shall pass deflection and air testing in the presence of the Grove City Engineering Department prior to being placed in service.

- 7) All sanitary manholes shall pass vacuum testing in the presence of the Grove City Engineering Department prior to backfill.
- 8) All utility work shall be in accordance with the specifications set forth by the applicable utility company.
- 9) All sewer mains shall be video inspected by a professional firm specializing in video inspection. Copies of all reports and videos shall be provided to the Grove City Engineering Department for review. Any abnormal findings shall be corrected based on the recommendations of the City Engineer.
- 10) The contractor shall be responsible for locating all of the existing utilities (above and below ground) prior to construction.
- 11) All existing R/W markers and property line monumentation shall be protected.
- 12) The open, unbackfilled trench excavations shall be limited to 20 feet or as necessary to prevent movement of, or damage to, the ground surface, the surrounding pavement, slope, pipe, retaining wall, trees, bushes, existing utilities, structures and existing infrastructure.

CONSTRUCTION NOTES

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE GROVE CITY, OHIO PLANNING AND ZONING REGULATIONS.
- 2) THE SUBSURFACE CONDITIONS AT THE PROPOSED WORK AREA SHALL BE IDENTIFIED AND EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL OF THE EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION.
- 4) THE EXISTING ZONING OF THE SITE IS "HEAVY INDUSTRIAL DISTRICT" (IND-2).
- 5) WATER SERVICE IS PROVIDED BY THE EXISTING WATER MAIN ON LEWIS CENTRE WAY. SANITARY SEWAGE SERVICE IS PROVIDED BY THE EXISTING SEWER ON LEWIS CENTRE WAY.
- 6) THE PROJECT WILL MEET ALL APPLICABLE "BASAL" AND LANDSCAPE RULES AND REGULATIONS.
- 7) HEAVY INDUSTRY DISTRICT ZONE (IND-2):
 - MIN. SETBACK TO RESIDENTIAL AREA ----- 100 FT.
 - MIN. 1 PARKING SPACE PER 200 SQ.FT.
 - MIN. FRONT YARD ----- 30 FT.
 - MIN. SIDE YARD ----- 50 FT.
 - MIN. REAR YARD ----- 6 FT.
 - MAX. BUILDING HT. ----- 35 FT.
- 8) ANY SIGNAGE WILL BE BY SEPARATE PERMIT.
- 9) THE BOUNDARY INFORMATION SHOWN IS AS PER SURVEY BY KLEINGERS GROUP OF WESTERVILLE, OHIO.

TOTAL AREA: 3.9 ACRES
DISTURBED AREA: 1.9 ACRES
EXISTING IMPERVIOUS AREA: 1.64 ACRES
PROPOSED IMPERVIOUS AREA: 1.70 ACRES
BUILDING AREA: 14,812 SQ.FT.
CRITICAL STORM: 1 YEAR

INDEX

DESCRIPTION	SHEET
COVER & NOTES	SHEET 1
SITE PLAN	SHEET 2
EXISTING AND DEMOLITION PLAN	SHEET 3
UTILITIES PLAN	SHEET 4
GRADING AND PAVING PLAN	SHEET 5
EROSION & SEDIMENT CONTROL PLAN	SHEET 6
UNDERGROUND RETENTION DETAILS	SHEET 7

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS AS PER CITY 10/16/25 REVIEW COMMENTS	10/22/25

LEGEND

UTILITY POLE
CONTROL POINT SET
IRON PIN FOUND
T-POST
CONCRETE MONUMENT
TELEPHONE BOX
SIGN
LAMPPOST
STOP SIGN
EXISTING WATER METER
PROPOSED WATER METER
SANITARY SEWER MANHOLE
PROJECT BENCHMARK
WATER VALVE
METER BOX
TREE STUMP

CITY ADMINISTRATOR:

NAME _____ SIGNED _____

SERVICE DIRECTOR:

NAME _____ SIGNED _____

REVIEWER FOR THE CITY OF GROVE CITY:

NAME _____ SIGNED _____

FIRE DEPARTMENT JACKSON TOWNSHIP:

NAME _____ SIGNED _____

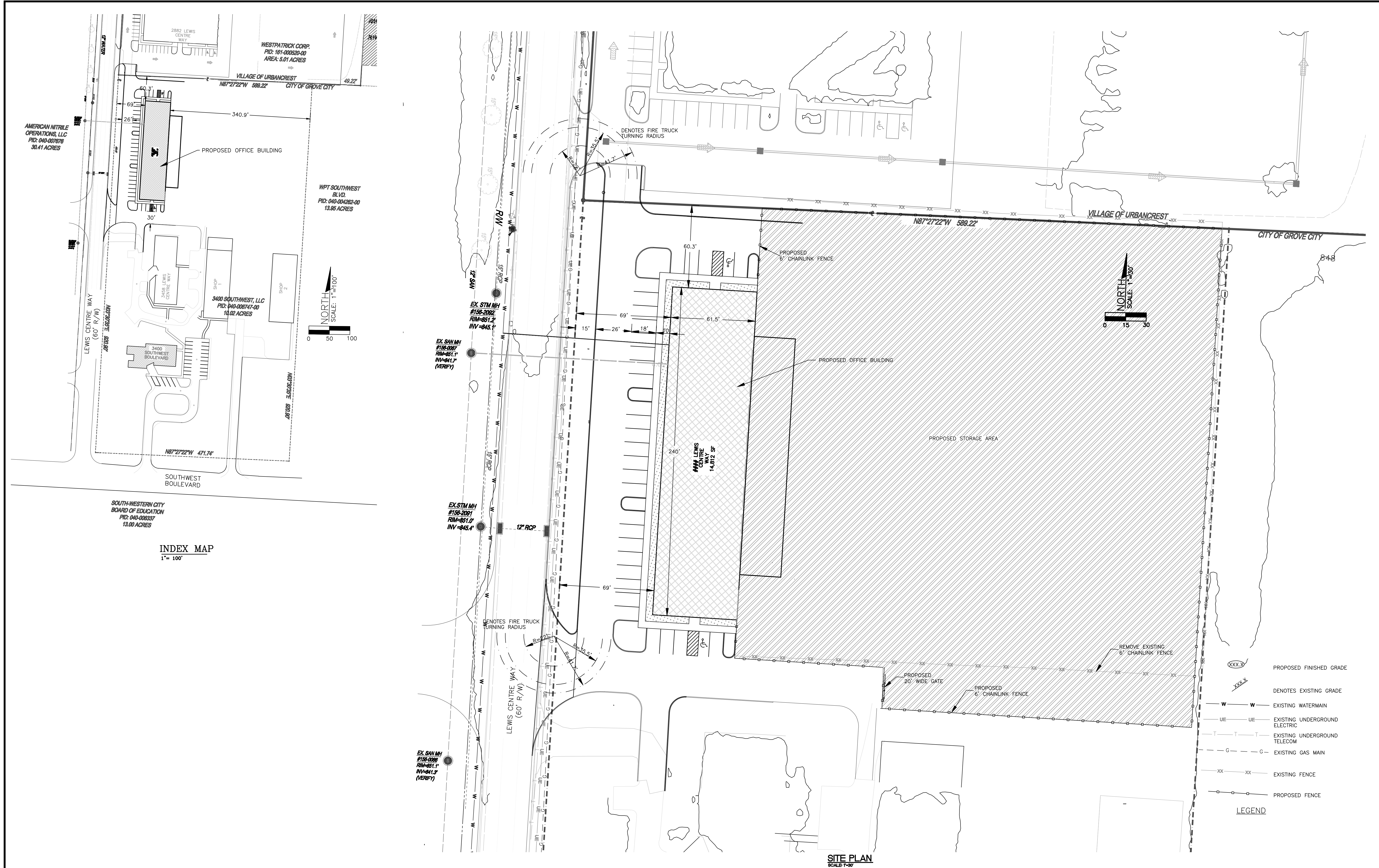
OWNER:

3400 Southwest Five, LLC
3458 Lewis Centre Way
Grove City, OH 43123
Attn: Mark Olson
(740) 503-0122
molson@westpatrick.com

DESIGN ENGINEER

Mason Carr Civil Engineering, LLC
P.O. Box 661
Alexandria, KY 41001
Attn: Richard W. Carr, P.E.
(513) 260-2982
rick.carr@fuse.net

MASON CARR
Civil Engineering, LLC
P.O. BOX 661
ALEXANDRIA, KENTUCKY 41001
(513) 629-9835 (859) 823-9378



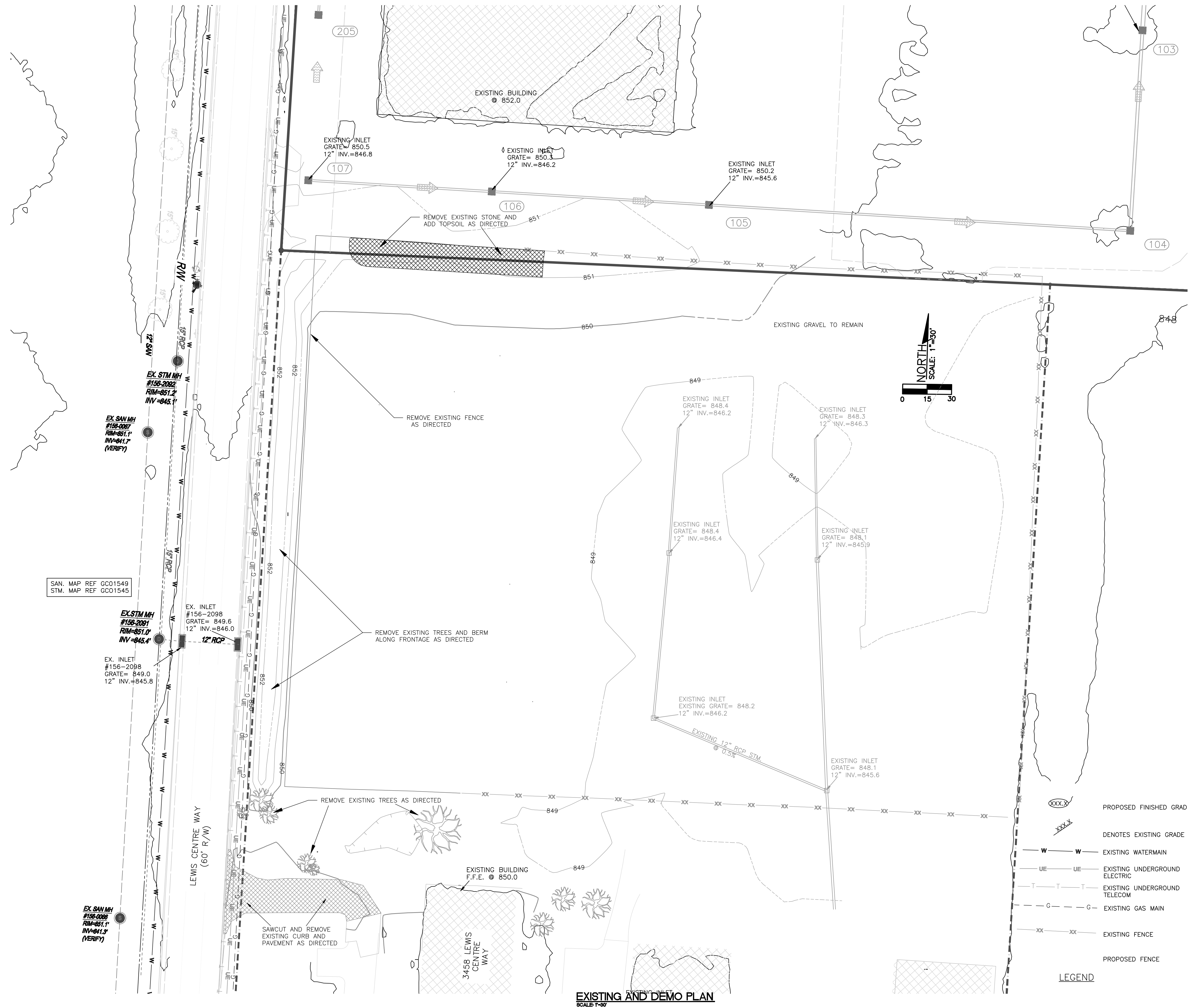
NO.	REVISION	DATE:	BY:	CHK:

MASON CARR
Civil Engineering, PLLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(513) 260-2982 FAX (859) 635-6841

C.J. MAHAN CONSTRUCTION COMPANY, LLC
3458 LEWIS CENTRE WAY
GROVE CITY, OHIO 43123

RAIN FOR RENT OFFICE
SITE PLAN
LEWIS CENTRE WAY
URBANCREST, OHIO

DATE:	OCTOBER, 2025
JOB NO.	202517
MANHANGC.DWG	SCALE: AS SHOWN
SHEET	2 OF 7



EXISTING AND DEMO PLAN
SCALE 1\"/>

NO.	REVISION	DATE	BY	CHK.

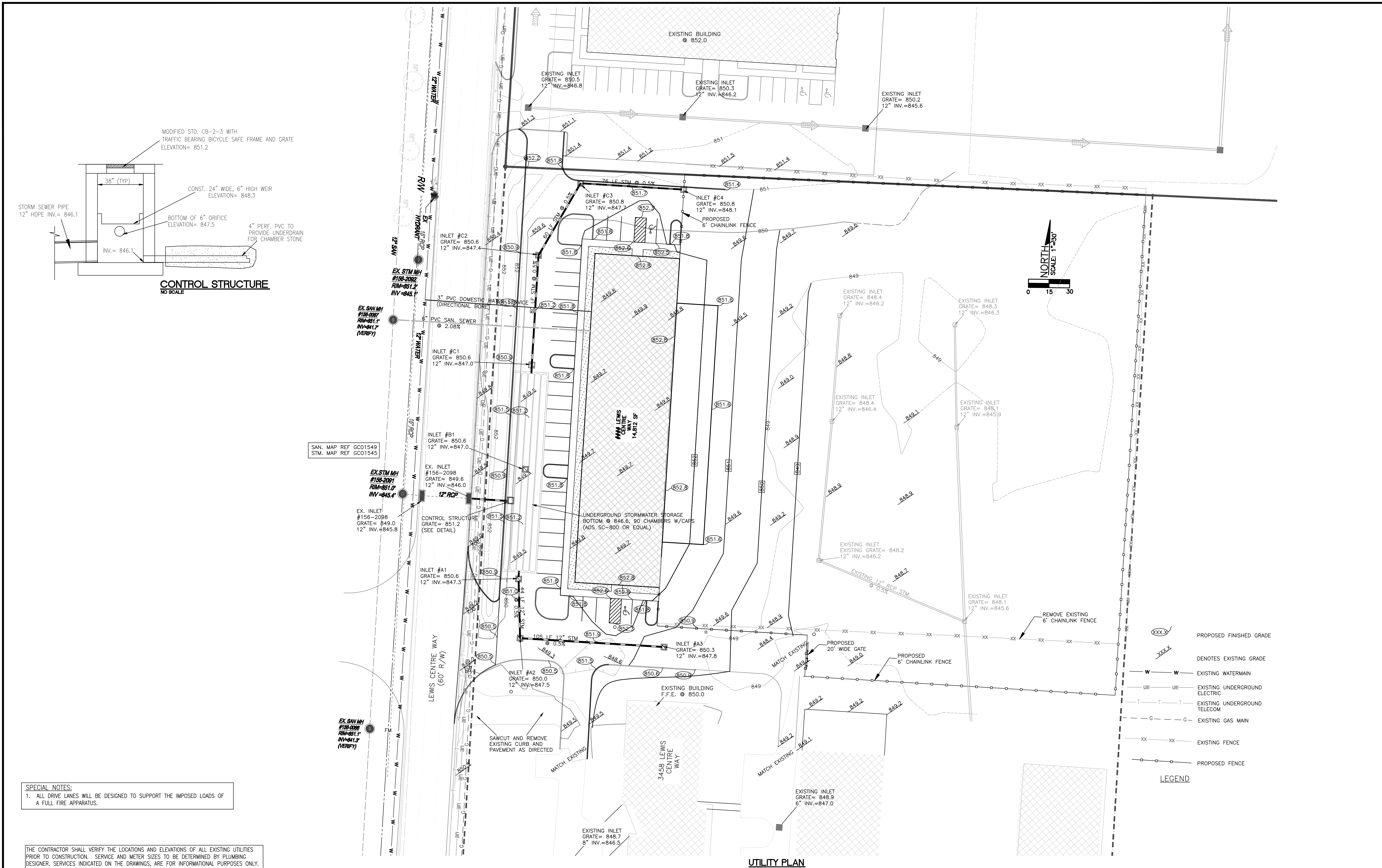


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Civil Engineering, PLLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(513) 260-2982 FAX (859) 635-8841

C.J. MAHAN CONSTRUCTION COMPANY, LLC
3458 LEWIS CENTRE WAY
GROVE CITY, OHIO 43123

RAIN FOR RENT OFFICE
EXISTING AND DEMO PLAN
LEWIS CENTRE WAY
URBANCREST, OHIO

DATE:	OCTOBER, 2025
JOB NO.	202517
MANHANGC.DWG	SCALE: AS SHOWN
SHEET	3 OF 7



SPECIAL NOTES:
1. ALL DRIVE LANES WILL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF A FULL FIRE APPARATUS.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SERVICE AND METER SIZES TO BE DETERMINED BY PLUMBING DESIGNER. SERVICES INDICATED ON THE DRAWINGS, ARE FOR INFORMATIONAL PURPOSES ONLY.

NO.	REVISION	DATE:	BY:	CHK.

MASON CARR
CIVIL ENGINEERING

MASON CARR
Civil Engineering, PLLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(513) 260-2982 FAX (859) 635-6841

C.J. MAHAN CONSTRUCTION COMPANY, LLC
3458 LEWIS CENTRE WAY
GROVE CITY, OHIO 43123

RAIN FOR RENT OFFICE
UTILITIES PLAN
LEWIS CENTRE WAY
URBANCRESS, OHIO

DATE:	OCTOBER, 2025
JOB NO.	202517
SCALE:	AS SHOWN
SHEET	4 OF 7

8" PORTLAND CEMENT CONCRETE PAVEMENT (4000 PSI MIN. Class A)
 6X6 W4XW4 WELDED WIRE REINFORCEMENT (2" MIN. COVER)
 6" DENSE GRADED AGGREGATE BASE (ODOT #304, OR EQUAL)
 SOIL COMPACTED TO 98% STANDARD PROCTOR DENSITY

BITUMINOUS MATERIAL FOR TACK COAT (ODOT 407)

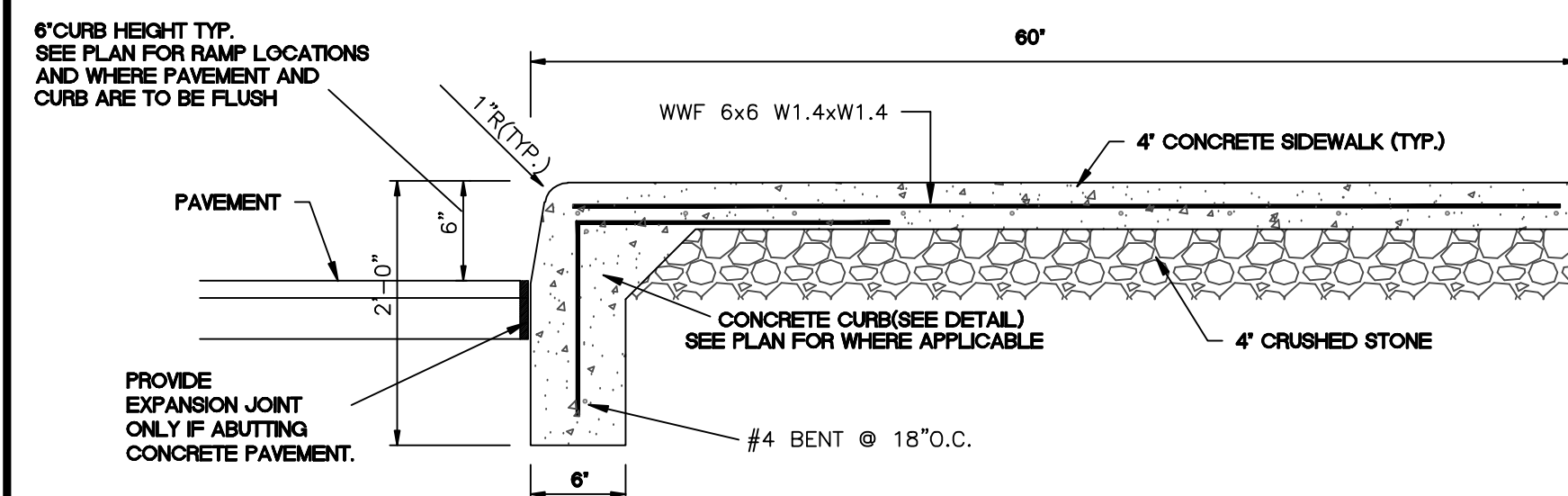
2" COMPACTED DEPTH BITUMINOUS CONCRETE SURFACE (ODOT #404)

4" COMPACTED DEPTH BITUMINOUS CONCRETE BASE (ODOT #301)

8" DENSE GRADED AGGREGATE BASE (ODOT #304, OR EQUAL)

SOIL COMPACTED TO 98% STANDARD PROCTOR DENSITY

The diagram illustrates the required dimensions and signage for an A.D.A. parking space. The total width of the parking space is 8 feet. The width of the ADA sign is 2 feet, leaving a minimum of 6 feet for the vehicle. The height of the parking space is 16 feet. The ADA sign is placed on the right side of the space, with a minimum clearance of 4 feet from the top and bottom edges. The sign itself is 4 feet wide and 4 feet high, with a 4-foot white border. The sign features a wheelchair symbol and the text "ADA SIGN". The parking space is marked with 4-foot blue lines on the left and right sides, and a 4-foot white line on the right side. The ADA sign is placed on the right side of the space, with a minimum clearance of 4 feet from the top and bottom edges. The sign itself is 4 feet wide and 4 feet high, with a 4-foot white border. The sign features a wheelchair symbol and the text "ADA SIGN".



GRADE

5"

1" RAD.

ROAD OR PARKING AREA PAVEMENT

6"

PAVEMENT LINE

2'-0"

2 - #4 BARS-CONT.

6"

SURFACING + BASE

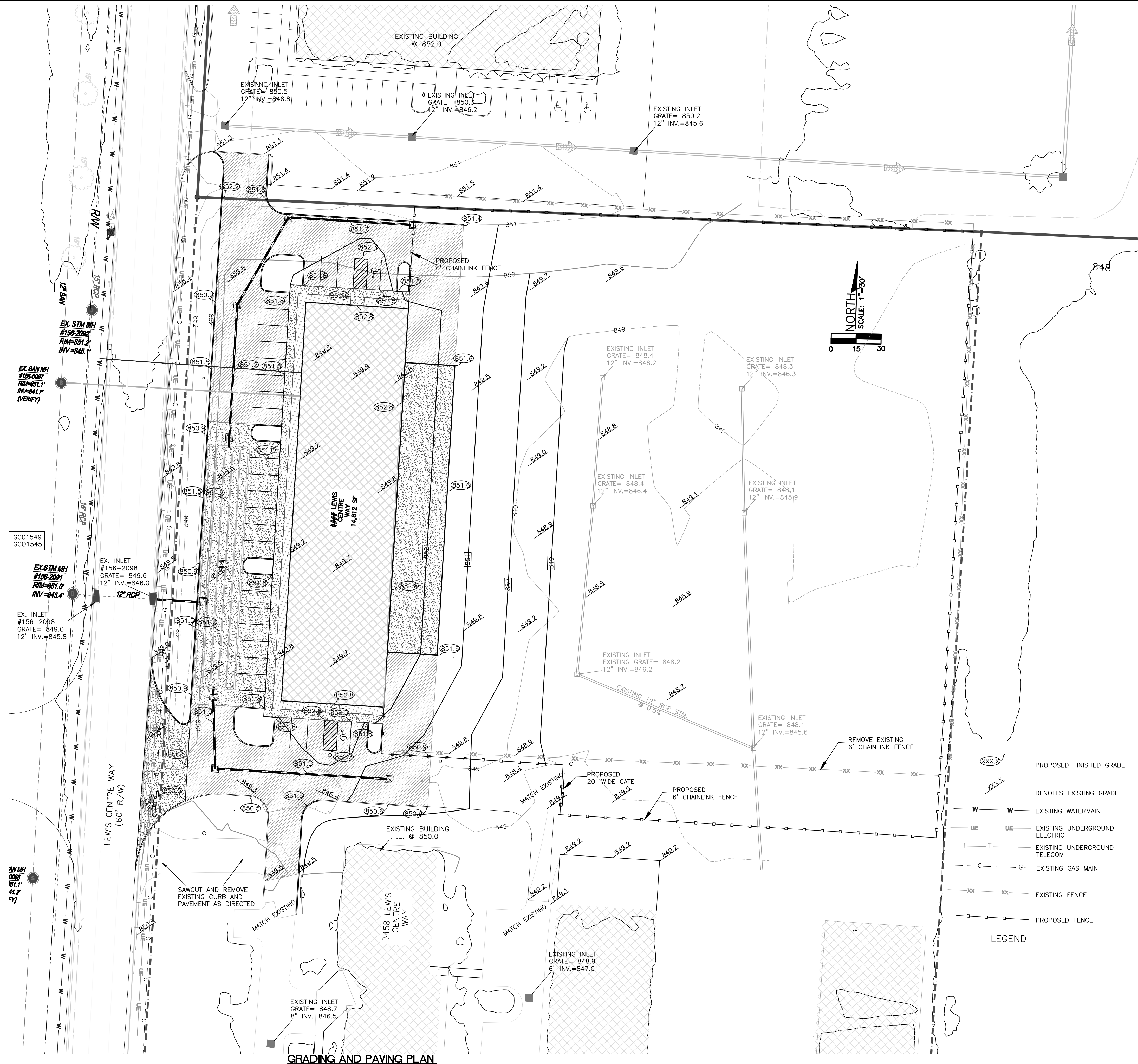
PROVIDE 1/2" PREMOULDED JOINT WHEN CURB ABUTS EXISTING PAVEMENT

NOTE:
PROVIDE 1/2" EXPANSION JOINT WITH PREMOULDED FILLER STRIP AT 20' MAXIMUM SPACING.

CONCRETE CURB DETAIL

NO SCALE

1. All pavement cuts shall be saw cut and neatly patched to match existing pavement section. All costs for such pavement cuts, patching, and overlays as required shall be included in the Contractor's bid.
2. Contractor shall restore pavement after construction, shall minimize inconvenience to traffic during construction, and shall provide smooth transitions to existing pavement. Paving materials and construction thereof shall be in accordance with the ODOT standard specifications and GROVE CITY specifications.
3. Construction access roads, existing pavement or gravel roads, and driveways if removed, disturbed, or damaged by Contractor's work shall be maintained by Contractor and restored or replaced to existing or better than pre-construction conditions after work is complete. The cost of this restoration or replacement shall be included in the total cost for the project. No additional payment will be made.



NO.	REVISION	DATE:	BY:	CHK:

**MASON
CARR**
CIVIL ENGINEERING

C.J. MAHAN CONSTRUCTION COMPANY, LLC
3458 LEWIS CENTRE WAY
GROVE CITY, OHIO 43123

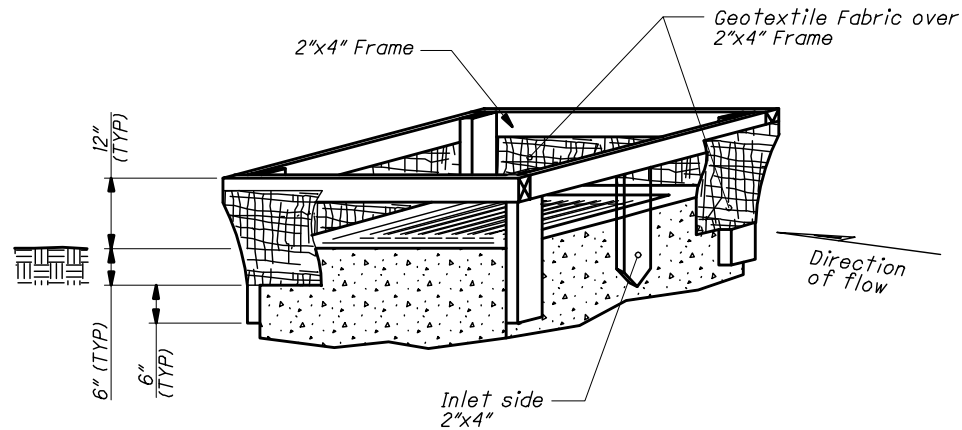
DATE: OCTOBER, 2025	
JOB NO. 202517	
MANHANGC.DWG	
SCALE: AS SHOWN	
SHEET 5	OF 7

SILT FENCE NOTES

1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10-Feet FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT. THE ENDS SHOULD BE TURNED UP SLOPE TO CREATE TIE-BACKS FOR PONDING WATER.
2. A FLAT-BOTTOM TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP, OR A V-SHAPED TRENCH 8-INCHES DEEP SHOULD BE EXCAVATED. ON THE DOWNSLOPE SIDE OF THE TRENCH, DRIVE THE 2-INCH X 2-INCH WOOD POSTS AT LEAST 12-INCHES INTO THE GROUND, SPACING THEM NO FURTHER THAN 6-Feet APART. STEEL POSTS SHALL BE 1.33 LBS PER LINEAR FOOT.
3. POSTS SHOULD BE INSTALLED, WITH 1- TO 2-INCHES OF THE POST PROTRUDING ABOVE THE TOP OF THE FABRIC AND NO MORE THAN 3-Feet OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 18-INCHES. THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 24-INCHES.
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE WRAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.
5. EXTRA-STRENGTH FILTER CLOTH (50 POUNDS/LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2-INCH WIDE LATHE SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES USED SHOULD BE 1.5-INCH HEAVY-DUTY WIRE STAPLES SPACED A MAXIMUM OF 8-INCHES APART.
6. PLACE THE BOTTOM 12-INCHES OF THE FILTER FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH AND BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT.
7. REINFORCED SILT FENCE SHALL USE STEEL POSTS AND 6-INCH BY 8-INCH 14 GAUGE WIRE MESH. THE WIRE MESH SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES, OR HOO RINGS. EXTEND THE MESH 6-INCHES INTO THE TRENCH. THE FILTER FABRIC SHALL BE FASTENED TO THE FENCE ON THE UPSLOPE SIDE OF THE WIRE MESH.
8. SILT FENCE MOVED TO PROVIDE CONSTRUCTION ACCESS SHALL BE REINSTALLED BY THE END OF THE WORKDAY.
9. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULTING FROM FENCE REMOVAL SHALL BE PERMANENTLY STABILIZED PER FINAL RESTORATION REQUIREMENTS.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESC PLAN) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESC PLAN MUST BE REVIEWED AND APPROVED BY THE ENGINEER. ESC BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED PER THE PLAN AND SPECIFICATIONS.
2. RUNOFF FROM ALL DISTURBED AREAS MUST BE ROUTED THROUGH A SILT CONTROL STRUCTURE PRIOR TO DISCHARGE FROM THE CONSTRUCTION AREA AND PRIOR TO ENTERING A RECEIVING STREAM OR WATER BODY.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES.
6. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES, AND SEDIMENT-LADEN WATER FROM STREAM CROSSING PUMP AROUND, SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
7. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. ESC CONTROL DEVICES (SUCH AS DITCH CHECKS, SILT FENCE, AND OTHER CONTROLS INSTALLED) SHALL BE INSPECTED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE DEVICE, OR WHERE THE DEVICE HAS BEEN OVERTOPPED AND/OR COLLAPSED.
9. IF THE ESC CONTROL DEVICE BECOMES INEFFECTIVE DUE TO WEATHERING, DECOMPOSING, OR DAMAGE, REPLACE THE AFFECTED SECTION IMMEDIATELY.
10. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE INLET PROTECTION, SILT FENCE OR CHECK DAM, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
11. USE BMP CONSTRUCTION TECHNIQUES SUCH AS:
 - PLACE CLEARED BRUSH ON DOWN SLOPE SIDE OF CONSTRUCTION AREA
 - PLACE SOIL EXCAVATED BACKFILL ON UP-SLOPE SIDE OF TRENCH
 - EXCAVATION
 - MAINTAIN TEMPORARY STRAW MULCH ON DISTURBED SLOPES OVER 33
12. THE ESC CONTROL DEVICES, SUCH AS SILT FENCE AND CLEAN WATER DIVERSION BERM, ARE GENERALLY SHOWN ON THE PLANS AT APPROXIMATELY 30' OFF THE CENTERLINE OF THE PIPE. THE CONTRACTOR MAY USE DISCRETION, AS ALLOWED BY THE CONTRACT AND EASEMENT REQUIREMENTS, TO PLACE THESE CONTROLS FURTHER APART TO ALLOW SUFFICIENT WIDTH FOR CONSTRUCTION OF THE SANITARY SEWER. THE CONTRACTOR SHALL, HOWEVER, MINIMIZE CONSTRUCTION WIDTH TO ONLY THAT REASONABLY NECESSARY. THE FULL WIDTH OF DISTURBED AREA SHALL BE STABILIZED AND RESTORED UPON COMPLETION OF THE PROJECT PER THE CONTRACT, FINAL RESTORATION REQUIREMENTS.
13. THE ESC PLAN INDICATES MINIMUM MEASURES AND BMP'S TO PROTECT AGAINST EROSION AND PROVIDE SEDIMENT CONTROL. THE CONTRACTOR'S ACCESS, STORAGE/STAGING AREAS, AND CONSTRUCTION METHODS MAY REQUIRE ADDITIONAL ESC MEASURES NOT INDICATED ON THE PLANS. ADDITIONAL BMP'S AND ESC MEASURES MAY BE REQUIRED BY THE CONTRACTOR TO MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION ZONE.
14. DISTURBED AREAS OVER 50 FEET AWAY FROM A STREAM REMAINING DORMANT FOR OVER 14 DAYS, APPLY TEMPORARY EROSION CONTROLS WITHIN 7 DAYS.
15. DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER, APPLY TEMPORARY EROSION CONTROLS PRIOR TO ONSET OF WINTER WEATHER.
16. FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE, APPLY PERMANENT EROSION CONTROLS WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.



INLET PROTECTION NOTES

MATERIALS:
Furnish inlet protection consisting of 18" wide geotextile fabric fence with a securely nailed 2'x4" wood frame with a vertically driven 2'x4" on the inlet, or flow, side of the structure. Use geotextile fabric conforming to 702.09, Type C.

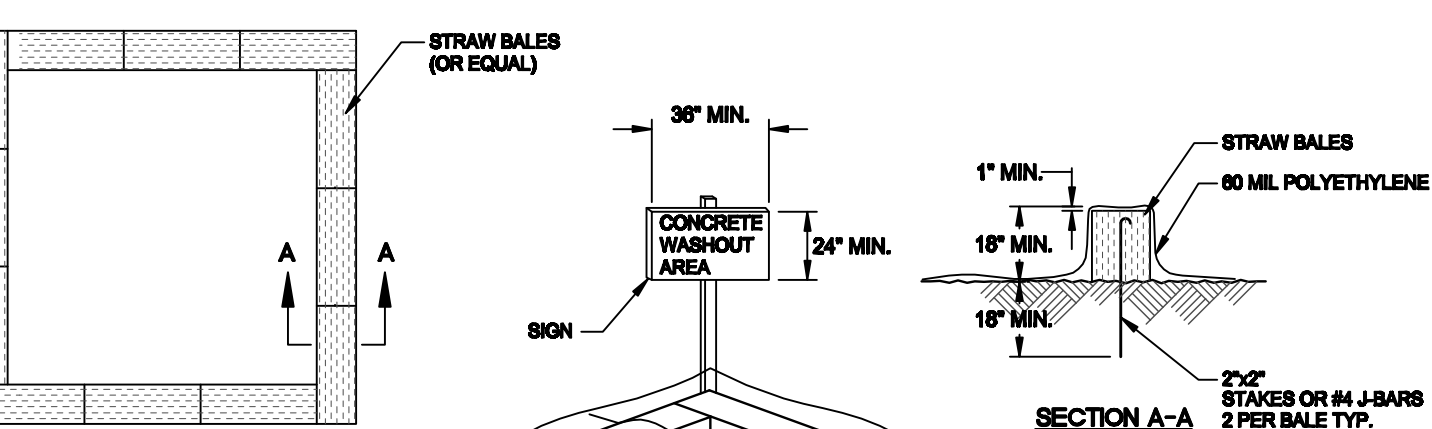
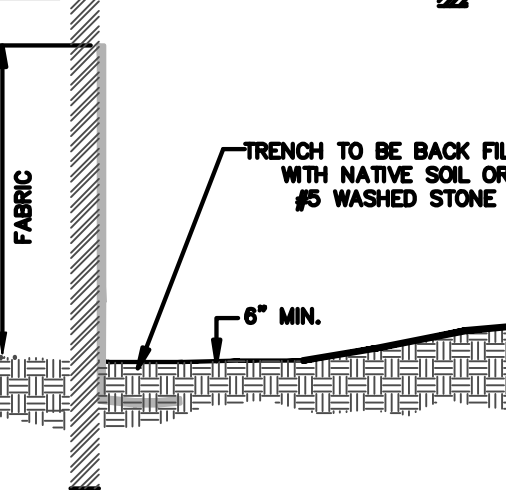
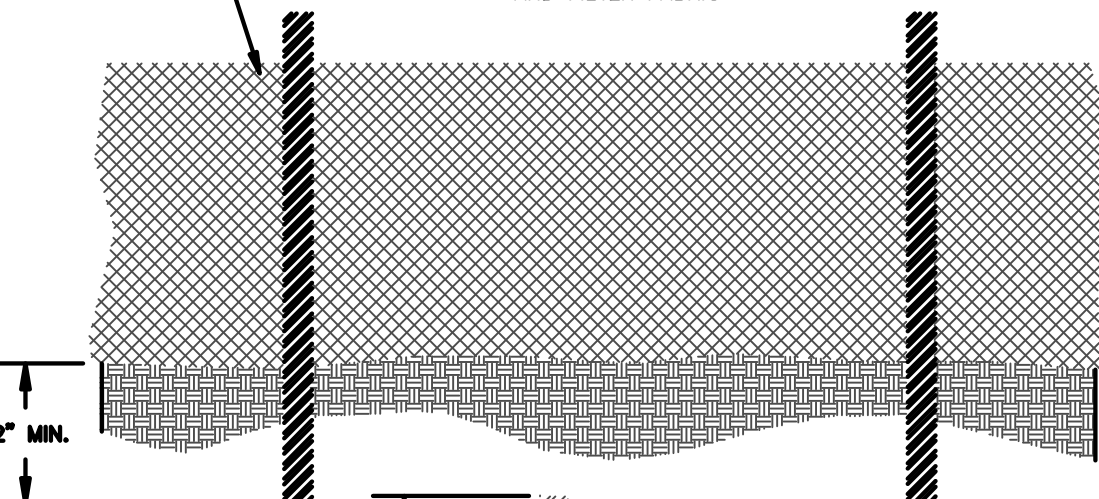
CONSTRUCTION:
Construct on 18" wide geotextile fabric fence supported around a storm drain inlet or catch basin with a securely nailed 2'x4" wood frame. Excavate a 6" trench around the inlet, and drive support posts 6" below the excavated trench bottom. Stretch the fabric around the frame. Secure it tightly, ensuring that 6" of fabric is in the trench. Overlap the fabric on one side of the inlet so that the fabric ends are not attached to the same post. Backfill and compact the excavated soil tightly onto the fabric. Place a vertical 2'x4" in the center of the top of the inlet so that the top of the fence and the bottom of the inlet are at least 6" below the bottom of the ditch.

STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING				A								
DORMANT SEEDING												
TEMPORARY SEEDING												
SOD												
MULCHING												

SEEDING SCHEDULE

- A - TITAN TURF TYPE TALL KY. FESCUE 80%, SR 4000 PERENNIAL RYEGRASS 10%, KENTUCKY BLUEGRASS 80/85 10% PLUS 2 TONS OF STRAW MULCH PER ACRE APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.
- B - KENTUCKY BLUEGRASS 30%, CREEPING RED FESCUE 70%, PLUS 2 TONS OF STRAW MULCH PER ACRE APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.
- C - SPRING OATS AT 3 BUSHEL PER ACRE
- D - WHEAT OR RYE AT 2 BUSHEL PER ACRE
- E - ANNUAL RYEGRASS AT 1 LBS. PER 1000 SQ.FT.
- ZZZZ IRRIGATION NEEDED DURING JUNE, JULY, AND/OR SEPTEMBER
- OO IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

6" MAX. SPACING W/O WIRE MESH SUPPORT
10' MAX. WITH WIRE MESH SUPPORT AND FILTER FABRIC

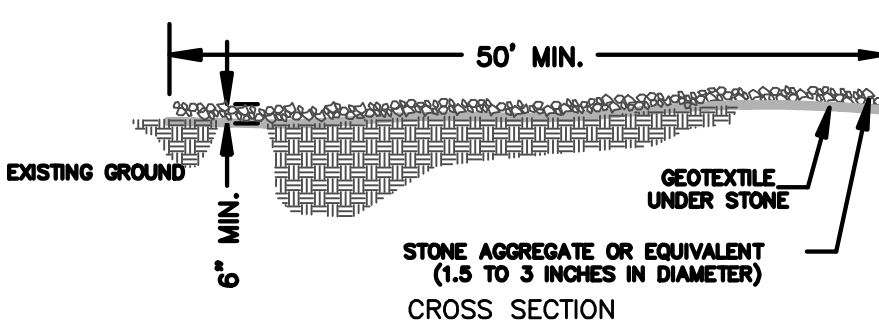


NOTES:

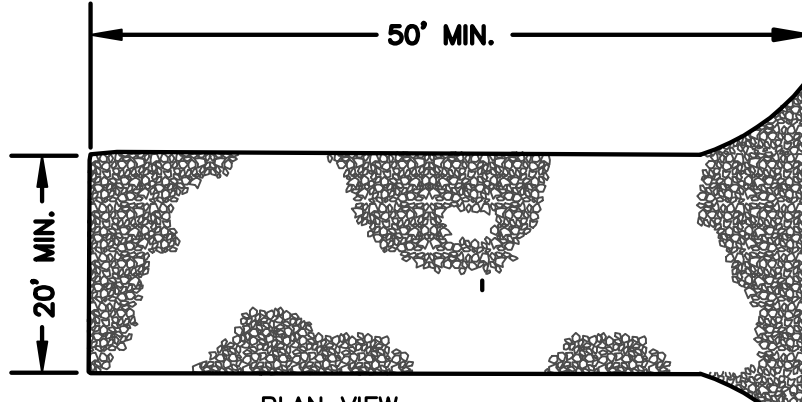
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 10 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

CONCRETE WASHOUT AREA DETAIL



CROSS SECTION



PLAN VIEW

CONSTRUCTION ENTRANCE NOTES

1. A STABILIZED ENTRANCE PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.
3. SOIL STABILIZATION FABRIC SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
5. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
7. REMOVE CONSTRUCTION ENTRANCES AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE. BRING THE DISTURBED AREA TO GRADE, AND STABILIZE IT USING APPROPRIATE PERMANENT STABILIZATION METHODS.
8. MINIMUM LOCATIONS ARE SHOWN ON THE PLANS. ADDITIONAL ENTRANCES MAY BE REQUIRED BY CONTRACTOR FOR ACCESS.

NO.	REVISION	DATE	BY	CHK.

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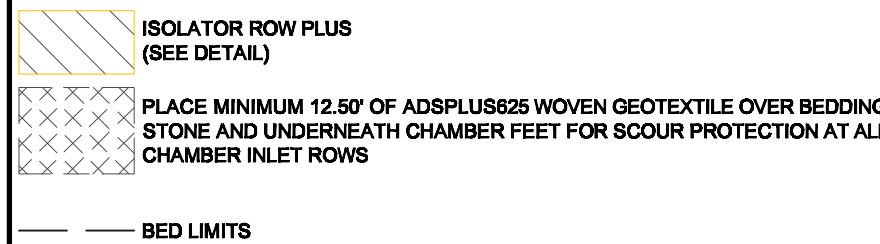
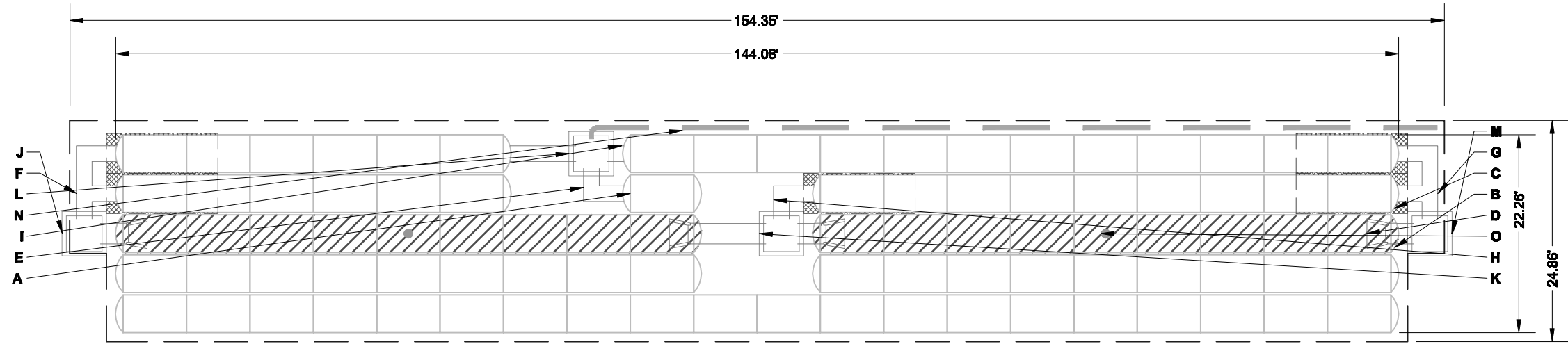
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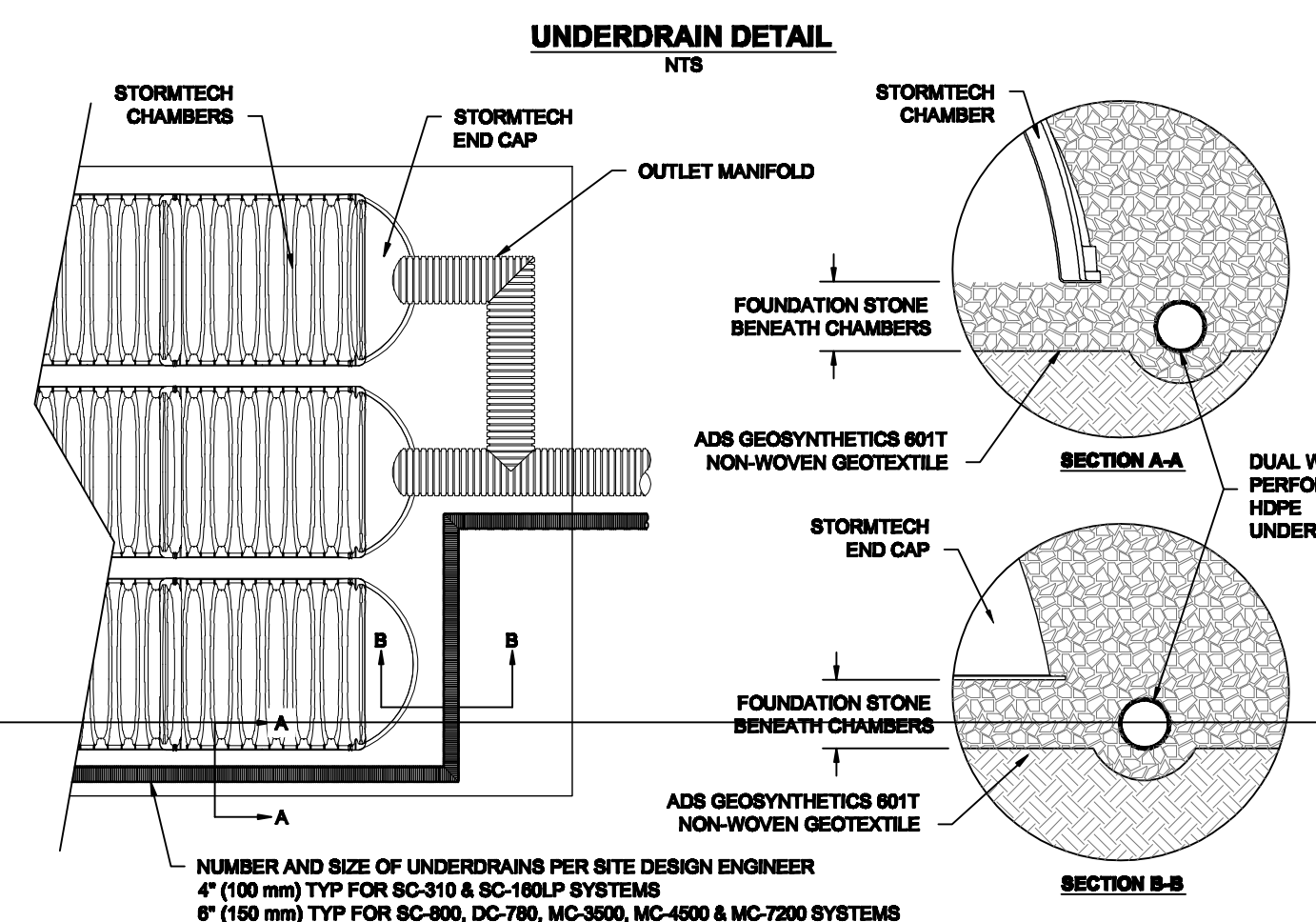
RAIN FOR RENT OFFICE
EROSION AND SEDIMENT CONTROL PLAN
LEWIS CENTRE WAY
URBANCRESS, OHIO

DATE:	OCTOBER, 2025
JOB NO.	202517
SCALE:	AS SHOWN
SHEET	6 OF 7

PROPOSED LAYOUT			PROPOSED ELEVATIONS			PART TYPE			ITEM ON LAYOUT			DESCRIPTION			INVERT			MAX FLOW		
90	STORMTECH SC-800 CHAMBERS		MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)		857.36	PRE-CORED END CAP	A	18" BOTTOM PRE-CORED END CAP, PART# SC800EPE18BPC / TYP OF ALL 18" BOTTOM CONNECTIONS			2.00'									
20	STORMTECH SC-800 END CAPS		MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)		851.10	PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART# SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR ROW PLUS			2.30'									
6	STONE ABOVE (IN)		MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)		850.80															
8	STONE BELOW (IN)		MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)		850.80															
40	STONE VOID		MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)		849.80	PREFABRICATED EZ END CAP	C	18" TOP PRE-CORED END CAP, PART# SC800EPE18TPC / TYP OF ALL 18" TOP CONNECTIONS			8.00'									
XXXX	INSTALLED SYSTEM VOLUME (CF)		TOP OF STONE		849.30	PREFABRICATED EZ END CAP	D	24" TOP PRE-CORED END CAP, PART# SC800EPE24TPC / TYP OF ALL 24" TOP CONNECTIONS												
	PERIMETER STONE INCLUDED		TOP OF SC-800 CHAMBER		849.30	FLAMP	E	18" x 18" BOTTOM MANIFOLD, ADS N-12			2.00'									
3688	SYSTEM AREA (SF)		18" x 18" TOP MANIFOLD INVERT		847.27	MANIFOLD	F	18" x 18" TOP MANIFOLD, ADS N-12			8.00'									
342.7	SYSTEM PERIMETER (IN)		24" ISOLATOR ROW PLUS INVERT		848.78	MANIFOLD	G	18" x 18" TOP MANIFOLD, ADS N-12			8.00'									
			24" ISOLATOR ROW PLUS INVERT		848.78	MANIFOLD	H	18" x 18" TOP MANIFOLD, ADS N-12			8.00'									
			18" x 18" BOTTOM MANIFOLD INVERT		848.77	CONCRETE STRUCTURE	I	18" BOTTOM CONNECTION			2.00'									
			18" BOTTOM CONNECTION INVERT		848.77	CONCRETE STRUCTURE	J	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)												
			BOTTOM OF SC-800 CHAMBER		848.65	CONCRETE STRUCTURE	K	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)												
			UNDERDRAIN INVERT		848.65	CONCRETE STRUCTURE	L	QCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)												
			BOTTOM OF STONE		848.10	CONCRETE STRUCTURE	M	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)												
						UNDERDRAIN	N	8" ADS N-12 DUAL WALL PERFORATED HOPE UNDERDRAIN												
						INSPECTION PORT	O	4" SEE DETAIL (TYP 3 PLACES)												



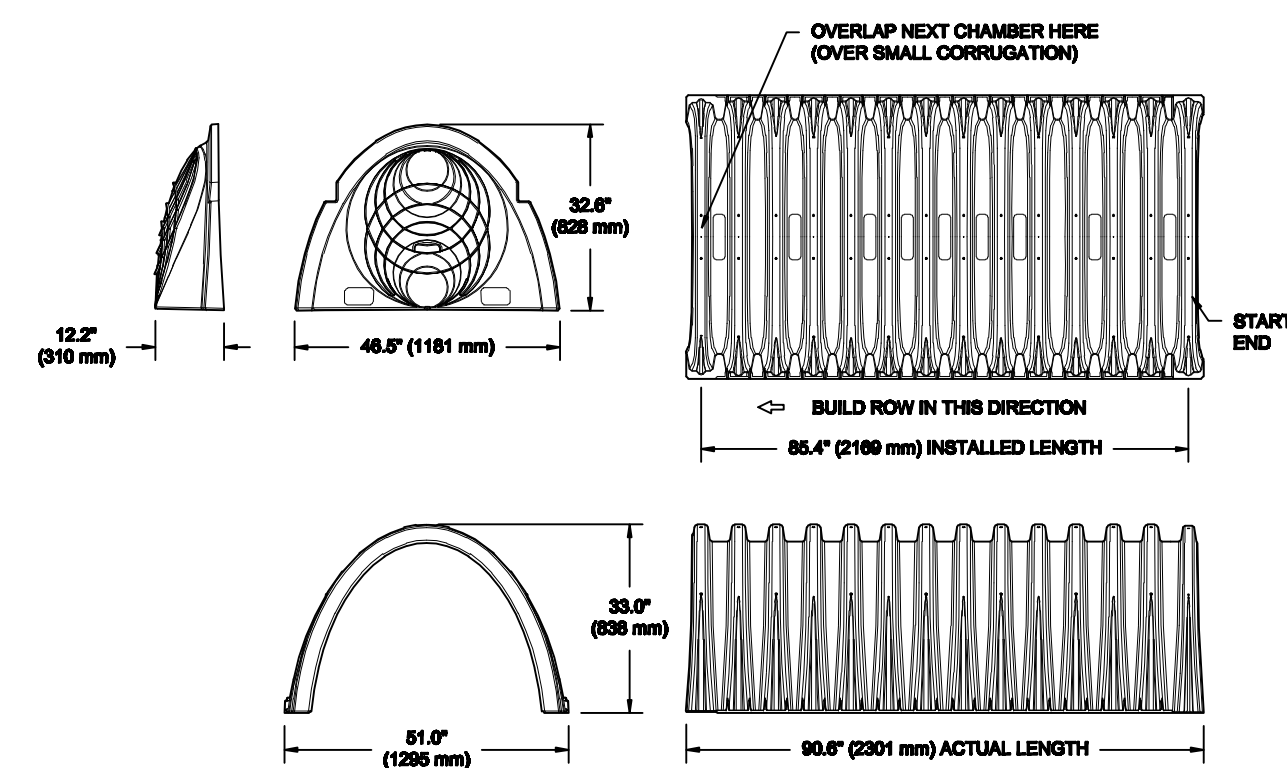
NOTES:
THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



5 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

SC-800 TECHNICAL SPECIFICATION



<u>NOMINAL CHAMBER SPECIFICATIONS</u>			
SIZE (W X H X INSTALLED LENGTH)	51.0' X 33.0' X 85.4'	(1266 mm x 838 mm X 2169 mm)	
CHAMBER STORAGE	50.8 CUBIC FEET	(1.43 m³)	
MINIMUM INSTALLED STORAGE*	76.4 CUBIC FEET	(2.22 m³)	
WEIGHT	81.9 lbs.	(37.1 kg)	

<u>NOMINAL END CAP SPECIFICATIONS</u>			
SIZE (W X H X INSTALLED LENGTH)	46.5' X 32.6' X 10.5'	(1181 mm X 828 mm X 267 mm)	
END CAP STORAGE	3.4 CUBIC FEET	(0.08 m³)	
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)	
WEIGHT	16.7 lbs.	(7.61 kg)	

NOMINAL END CAP SPECIFICATIONS	SIZE (W X H X INSTALLED LENGTH)	END CAP STORAGE	MINIMUM INSTALLED STORAGE**	WEIGHT
48.5' X 32.0' X 10.0'	3.4 CUBIC FEET	14.7 CUBIC FEET	16.7 lbs.	
48.5' X 32.0' X 10.0'	3.4 CUBIC FEET	14.7 CUBIC FEET	16.7 lbs.	

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
** ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"		PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"	
PART #	STUB	B	C
SC800EPE18BPC	0" (150 mm)	21.4" (544 mm)	0.0" (25 mm)
SC800EPE18BPC	0" (150 mm)	18.2" (468 mm)	0.0" (25 mm)
SC800EPE18BPC	0" (150 mm)	17.0" (432 mm)	1.0" (25 mm)
SC800EPE18BPC	0" (150 mm)	14.4" (366 mm)	1.2" (30 mm)
SC800EPE18BPC	12" (300 mm)	14.4" (366 mm)	1.0" (25 mm)
SC800EPE18BPC	12" (300 mm)	11.3" (287 mm)	1.7" (43 mm)
SC800EPE18BPC	12" (300 mm)	8.0" (203 mm)	2.0" (51 mm)
SC800EPE18BPC	24" (600 mm)	2.0" (51 mm)	2.0" (51 mm)
SC800EPE18BPC	NONE	NONE	SOLID END CAP

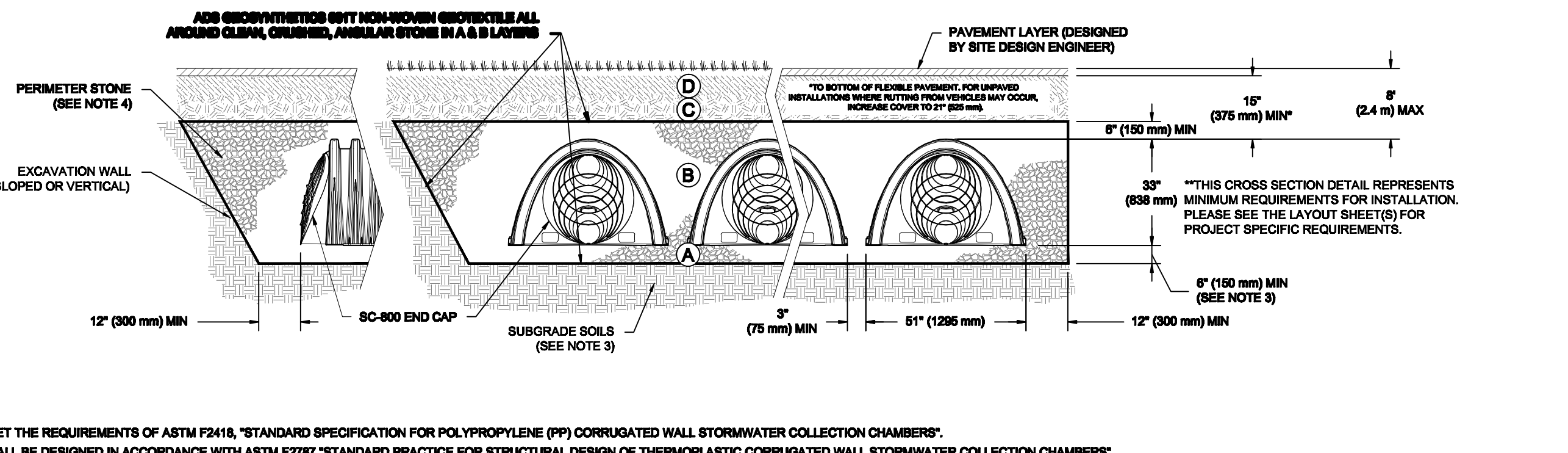
NOTE: ALL DIMENSIONS ARE NOMINAL.

SC-800 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 98% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (55 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (90 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 2a

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERED WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 8.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

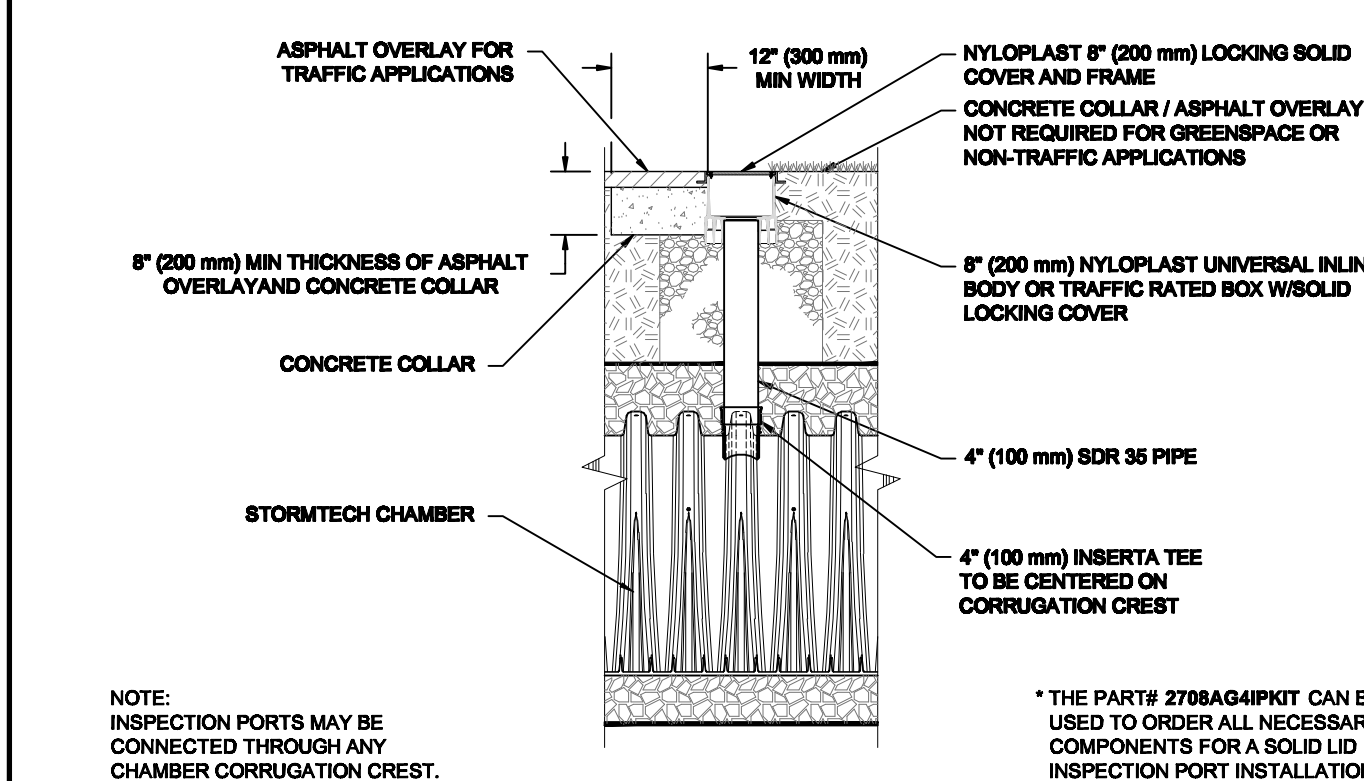


NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT² AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DETAILS ON THIS PAGE ARE FROM ADS AND ARE SPECIFIC TO THIS PROJECT.

SC-800 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVED COVER LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXISTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

* THE PART# 2708AG4PKIT CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4" (100 mm) PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

NTS

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

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RAIN FOR RENT OFFICE
UNDERGROUND RETENTION DETAILS
LEWIS CENTRE WAY
URBANCREST, OHIO

DATE:	OCTOBER, 2025
JOB NO.	202517
MANHANGC.DWG	SCALE: AS SHOWN
SHEET	7 OF 7

C.J. MAHAN

GROVE CITY, OH, USA

StormTech
Chamber System

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SHEET
1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD/TECH OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL FOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

DATE: 09/30/2025

PROJECT #:

NOT TO SCALE

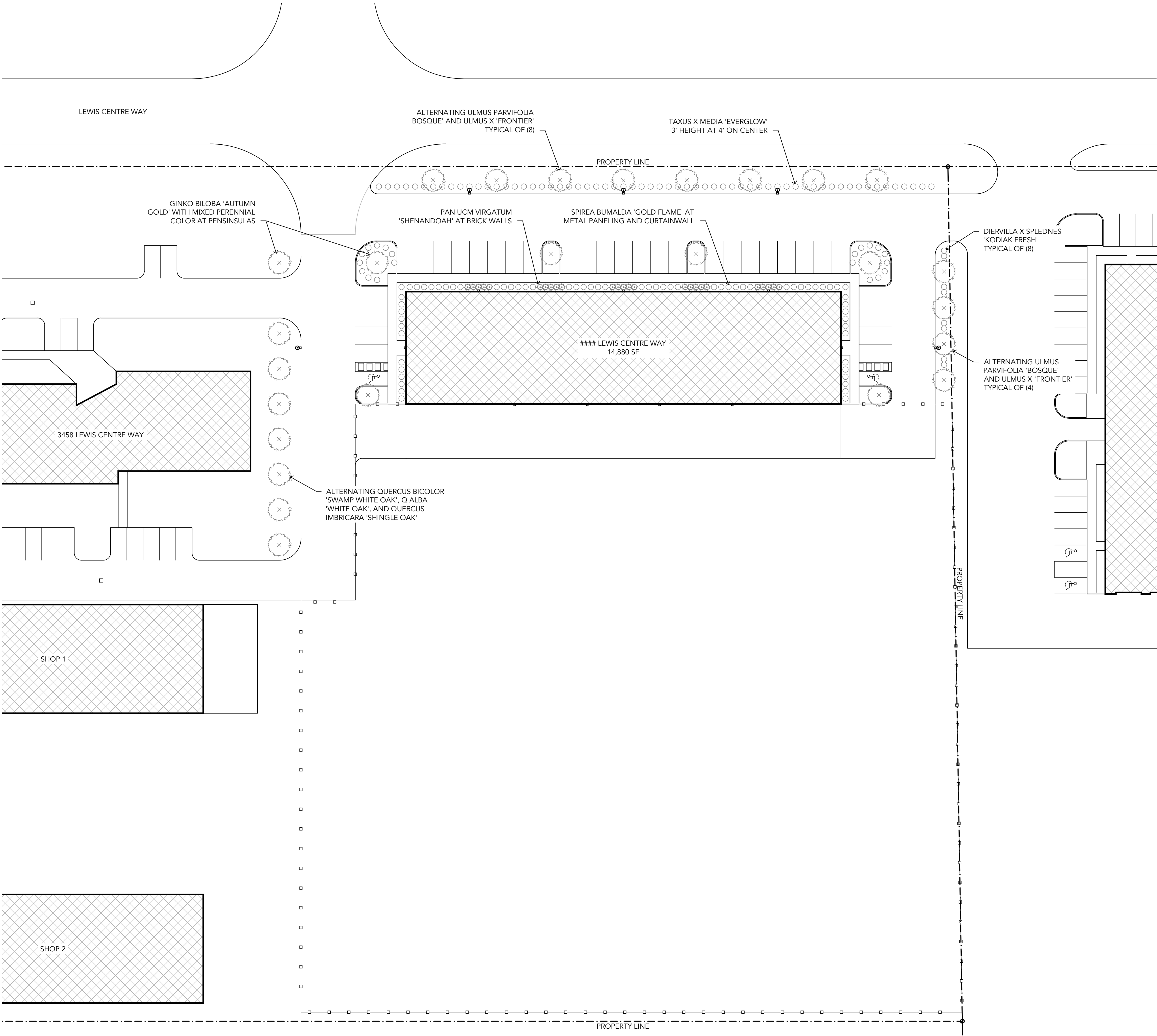
DRAWN: AT

CHECKED: N/A

REV:

PLANT SCHEDULE

- ULMUS PARVIFOLIA 'BOSQUE'
COUNT: 6
LOCATION: NORTH AND WEST PROPERTY LINES
NOTES: 2" MINIMUM CALIPER AT TIME OF PLANTING
- ULMUS X 'FRONTIER'
COUNT: 6
LOCATION: NORTH AND WEST PROPERTY LINES
NOTES: 2" MINIMUM CALIPER AT TIME OF PLANTING
- TAXUS X MEDIA 'EVERGLOW'
COUNT: 62
LOCATION: WEST PROPERTY LINE
NOTES: 36" MINIMUM HEIGHT AT TIME OF PLANTING
- DIERVILLA X SPLEDNES 'KODIAK FRESH'
COUNT: 8
LOCATION: NORTH PROPERTY LINE
NOTES: 18" MINIMUM HEIGHT AT TIME OF PLANTING
- GINKGO BILOBA 'AUTUMN GOLD'
COUNT: 7
LOCATION: PARKING PENINSULAS AND SOUTH OF DRIVE ENTRANCE
NOTES: 2" MINIMUM CALIPER AT TIME OF PLANTING - MIXED PERENNIAL COLORS PLANTED AROUND
- PANICUM VIRGATUM 'SHENANDOAH'
COUNT: 25
LOCATION: IN FRONT OF BRICK WALLS
NOTES: 24" MINIMUM HEIGHT AT TIME OF PLANTING
- SPIREA BUMALDA 'GOLD FLAME'
COUNT: 66
LOCATION: IN FRONT OF METAL PANELING AND CURTAINWALL
NOTES: 24" MINIMUM HEIGHT AT TIME OF PLANTING
- Q ALBA 'WHITE OAK'
COUNT: 3
LOCATION: SOUTH OF DRIVE AISLE
NOTES: 2" MINIMUM CALIPER AT TIME OF PLANTING
- QUERCUS BICOLOR 'SWAMP WHITE OAK'
COUNT: 2
LOCATION: SOUTH OF DRIVE AISLE
NOTES: 2" MINIMUM CALIPER AT TIME OF PLANTING
- QUERCUS IMBRICARA 'SHINGLE OAK'
COUNT: 2
LOCATION: SOUTH OF DRIVE AISLE
NOTES: 2" MINIMUM CALIPER AT TIME OF PLANTING



SITE PLAN
SCALE 1"=30'-0"

NOT FOR CONSTRUCTION

OCTOBER 23, 2025

LANDSCAPE PLAN

L001

RAIN FOR RENT OFFICE BUILDING

GROVE CITY, OHIO 43123

STAMP

NOT FOR CONSTRUCTION

SET + DATE

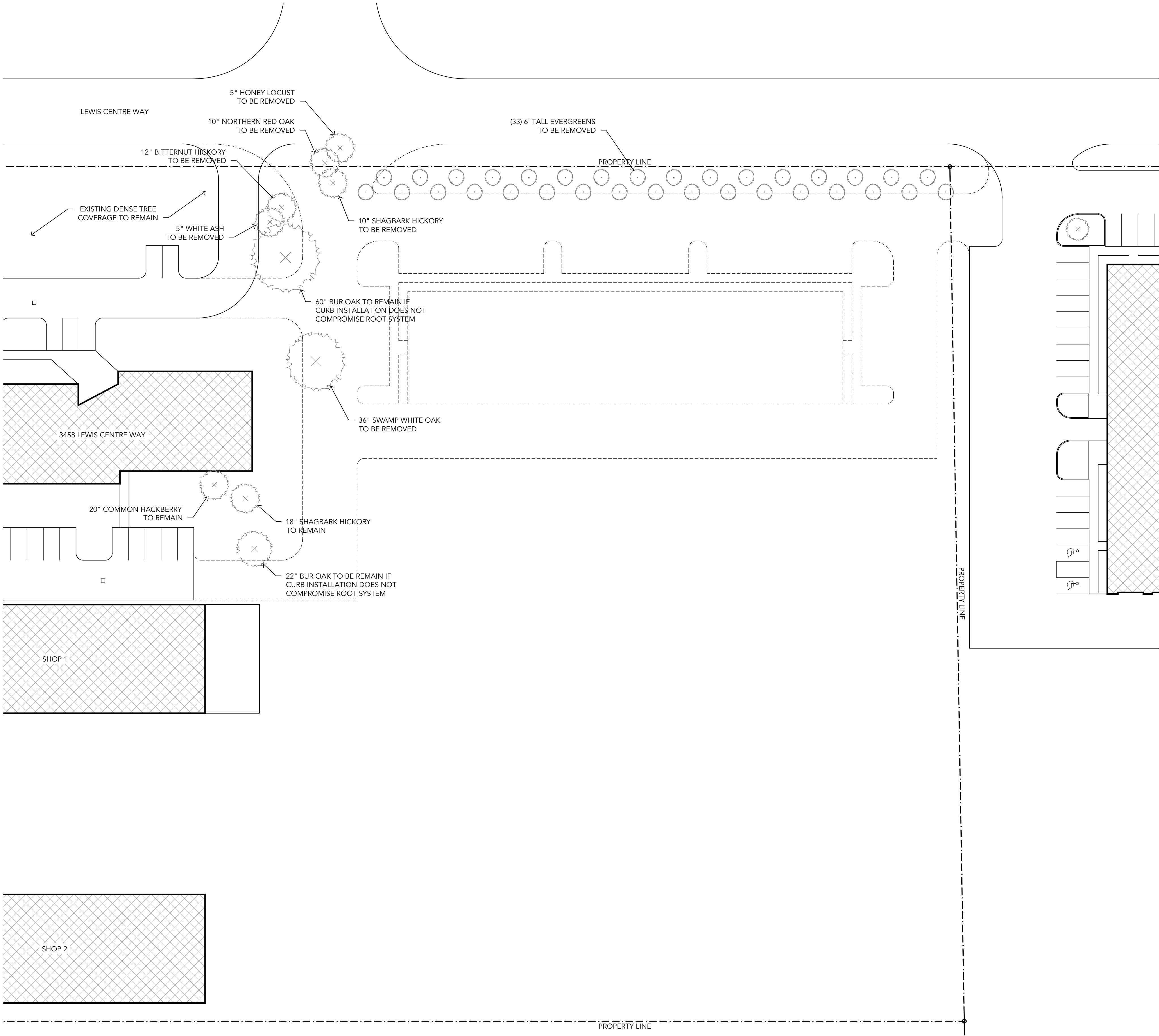
OCTOBER 23, 2025

SHEET TITLE

TREE SURVEY

SHEET #

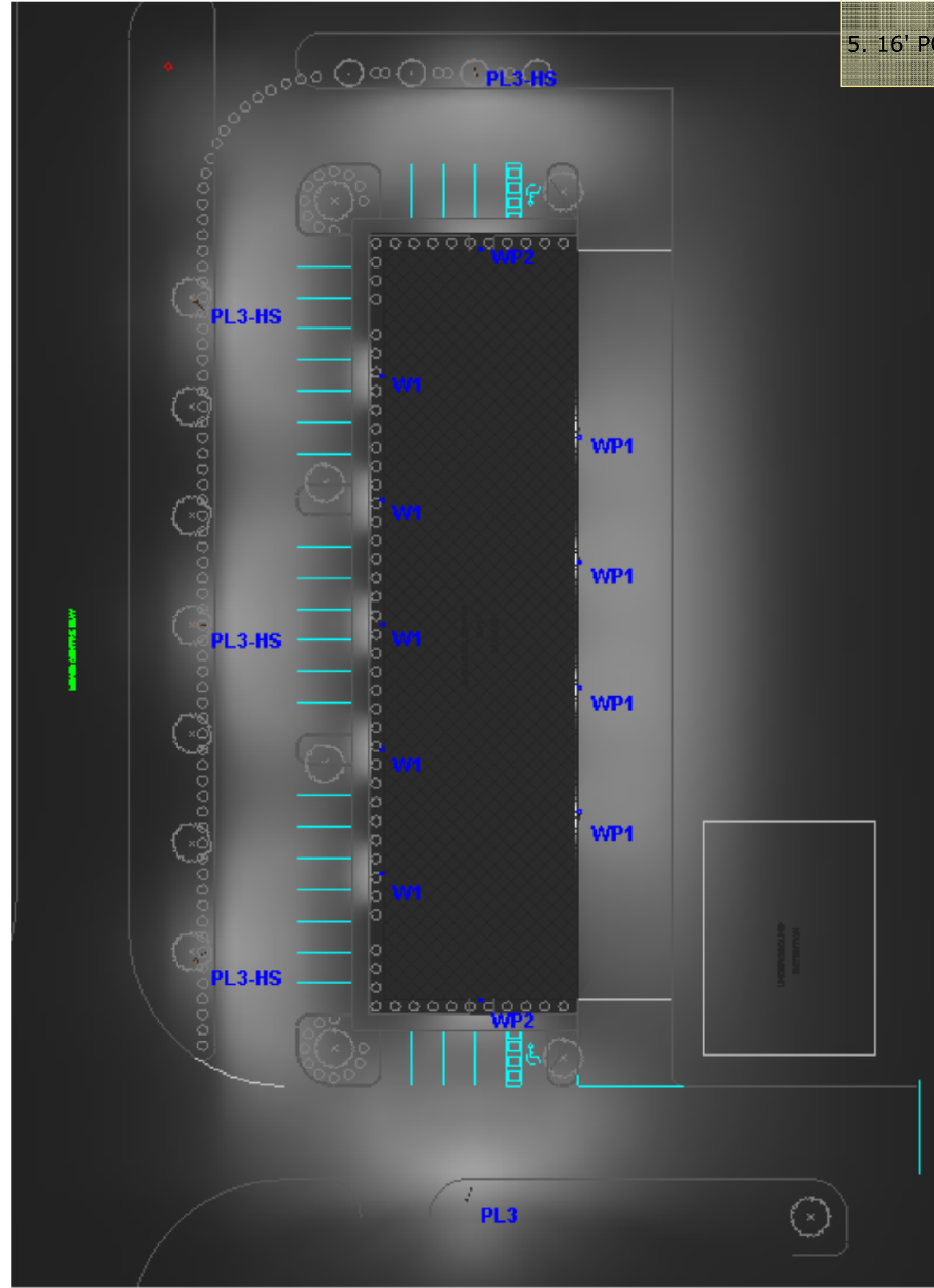
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SITE PLAN
SCALE 1"=30'-0"

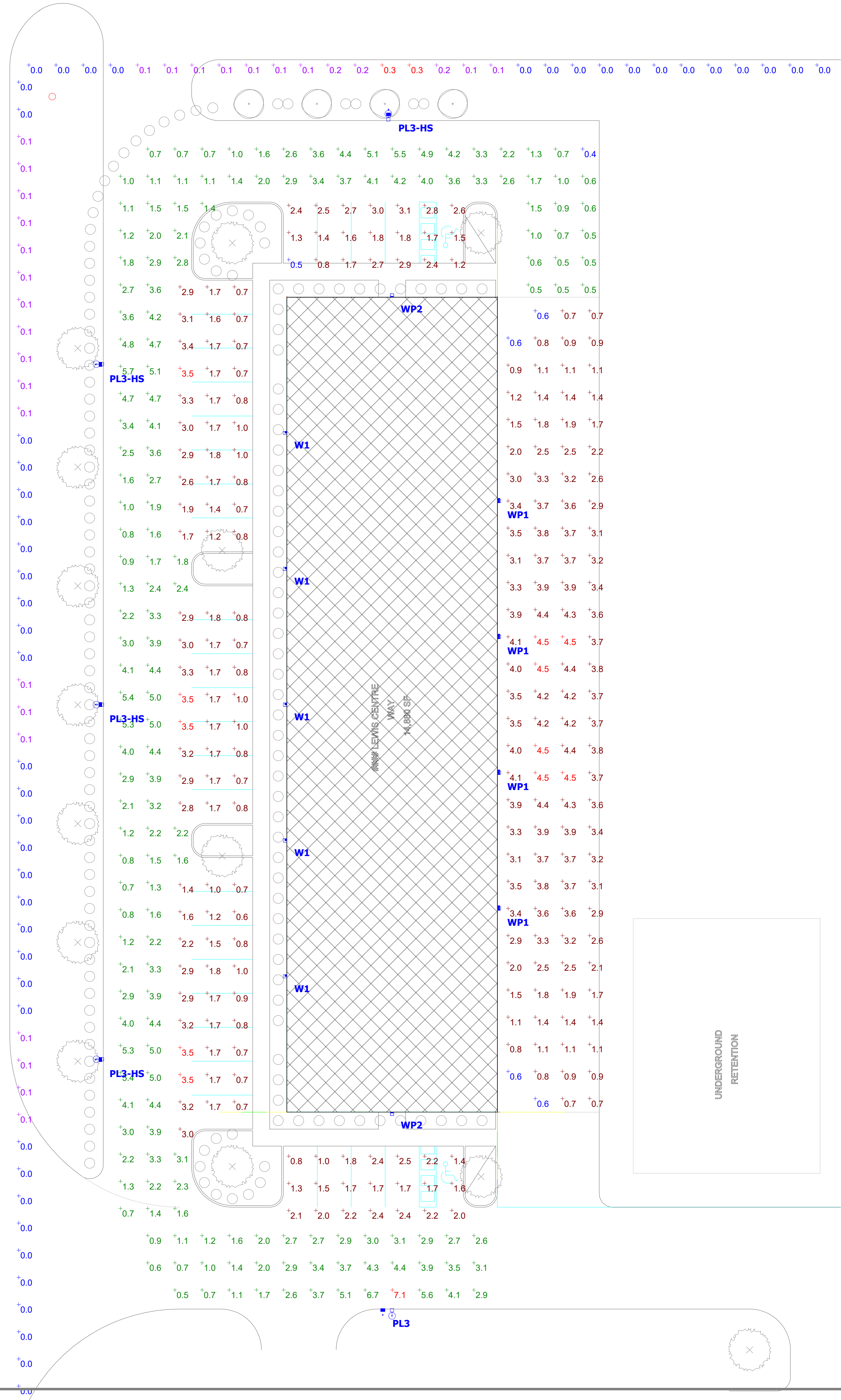
Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	PL3	1	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	LED	1	16359	0.92	133.14
	PL3-HS	4	Lithonia Lighting	RSX1 LED P4 40K R3 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution with HS shield	LED	1	11482	0.92	133.14
	W1	5	ALW Lighting	CRP4-15-90-40-80-FT_WW	CORE 4" SQUARE WALL SCONCE W/ FORWARD THROW DIRECT OPTIC & FLOOD INDIRECT OPTIC // FRONT OF BUILDING ALT	LED	1	1465	0.92	11.8692
	WP1	4	Lithonia Lighting	DSXW1 P7 40K T3M	LED DSXW1 WALL PACK W/ Type 3 MEDIUM DISTRIBUTION, 4000K, 70CRI // LOADING AREAS	LED	1	10176	0.92	72.52
	WP2	2	Lithonia Lighting	WPX1 LED P2 40K Mvolt	LED WPX1 WALL PACK, 4000K // ABOVE DOORS	LED	1	2913	0.92	24.42

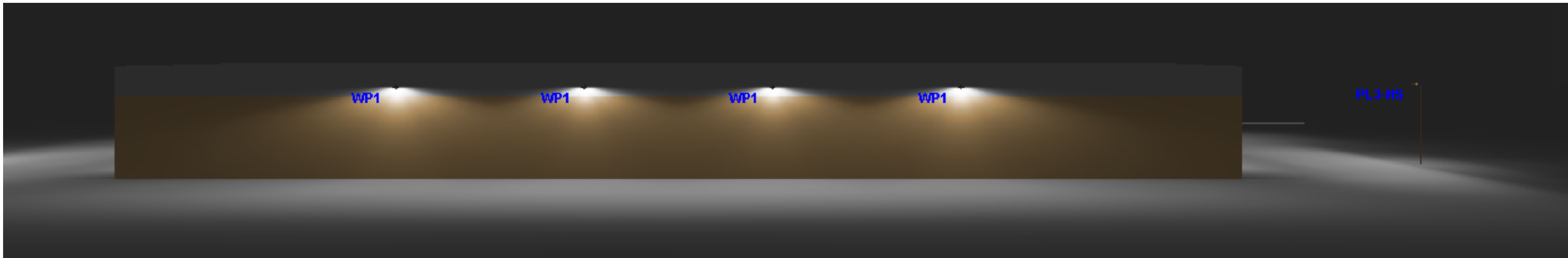
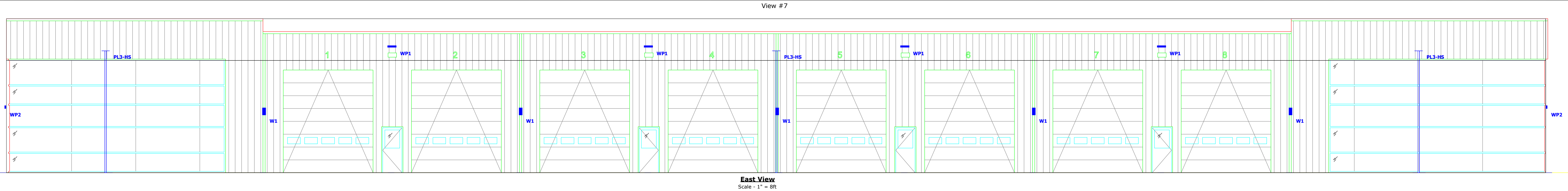
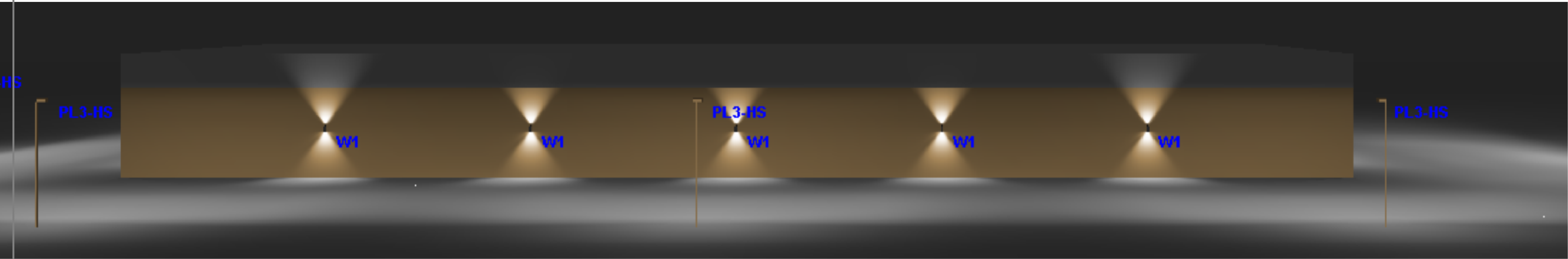
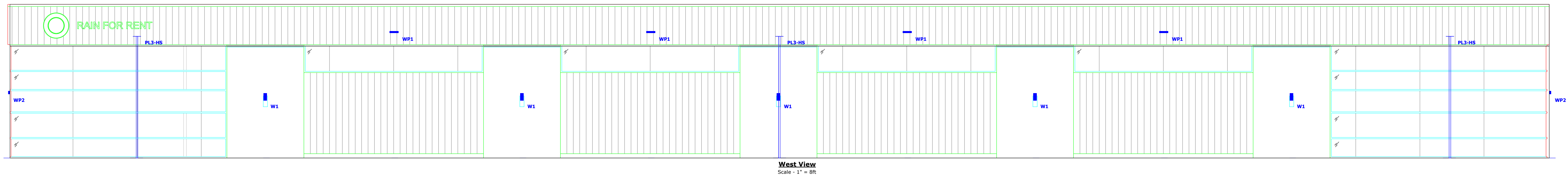
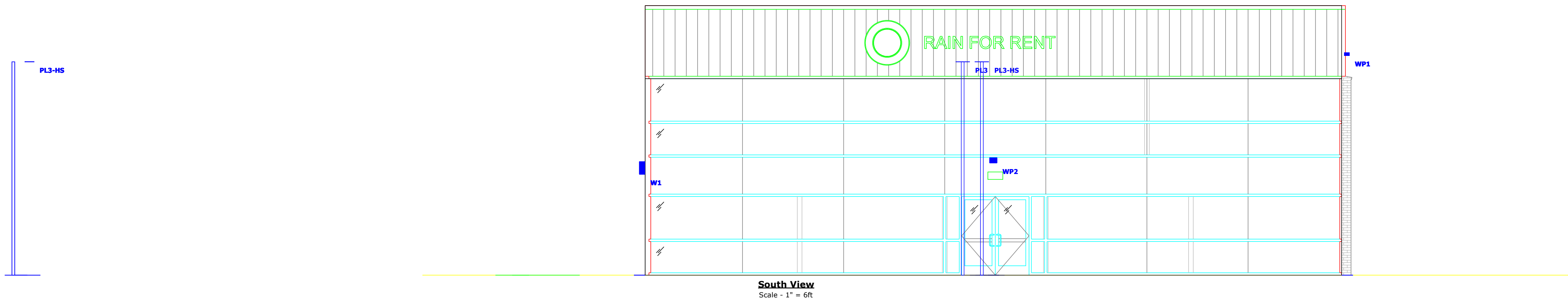
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVING LANES	+	2.6 fc	7.1 fc	0.4 fc	17.8:1	6.5:1
LOADING // DOCK AREA	+	2.8 fc	4.5 fc	0.6 fc	7.5:1	4.7:1
PARKING SPACES	+	1.8 fc	3.5 fc	0.5 fc	7.0:1	3.6:1
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A



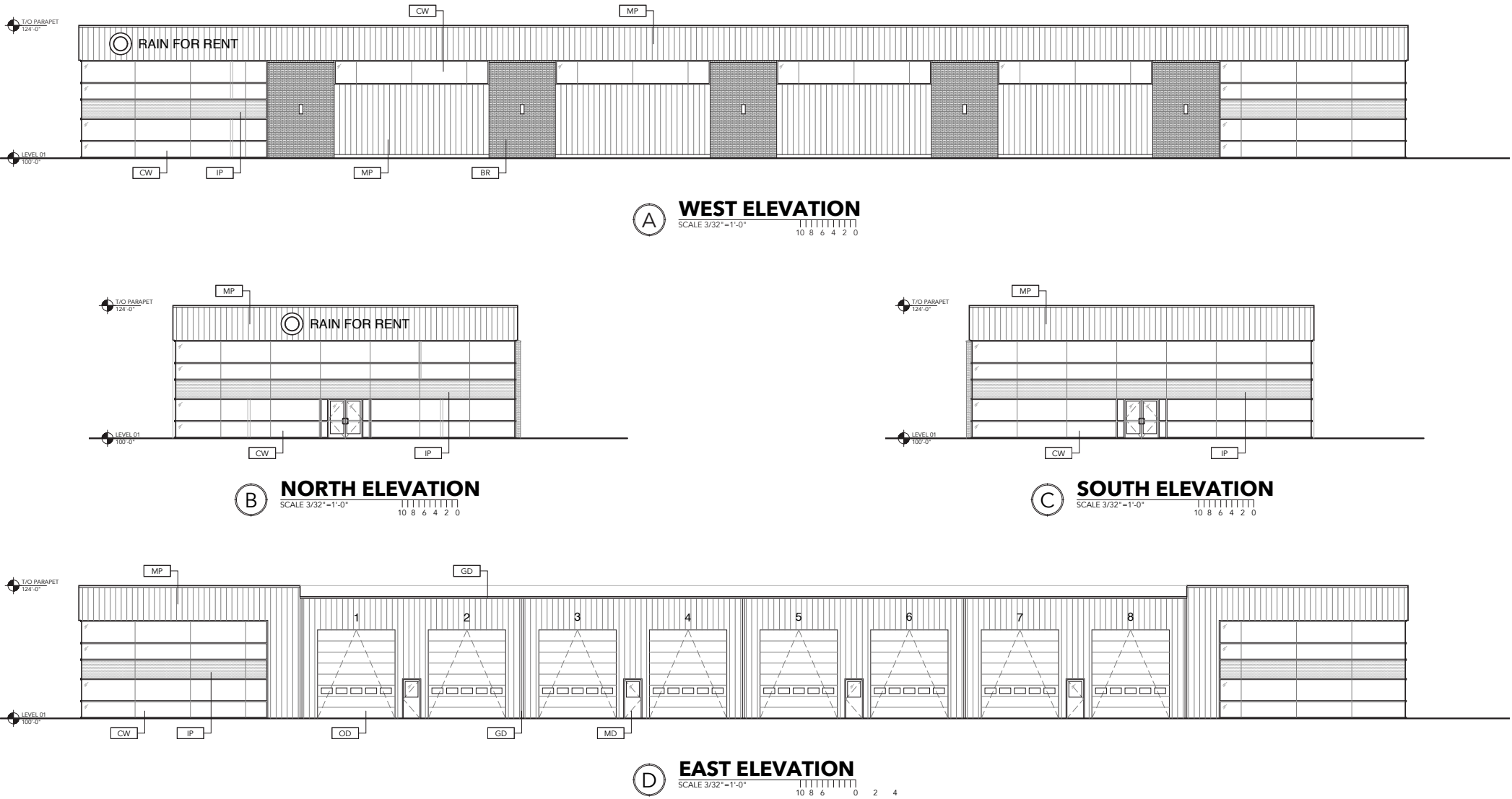
View #5

- Note**
1. W1 WALL SCONCE CYLINDERS MOUNTED AT 8' AFG
 2. WP1 WALL PACKS MOUNTED AT 19' AFG
 3. WP2 WALL PACKS MOUNTED AT 10' AFG
 4. AREA LIGHTS MOUNTED AT 18' AFG
 5. 16' POLES ON A 2' POLE BASE





RAIN FOR RENT OFFICE BUILDING



SCOPE OF PROJECT

i. Two (2) sets of front-illuminated channel letters & logos



COLORS

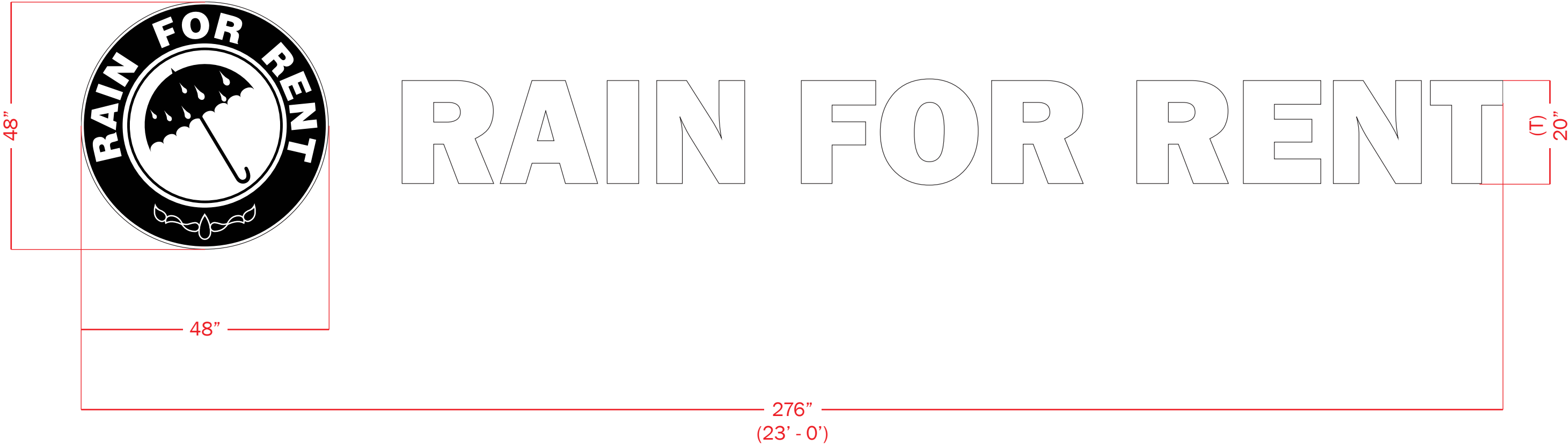


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RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	VERSIONS V1: 09/03/25	DATE 09/03/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION LOCATION & SCOPE	PAGE NO. 1 OF 8
---	--------------------------	------------------	----------------------------	--------------------------------------	--------------------

QTY: 2



COLORS	MATERIALS
White Black	FACES: 3/16" #2447 white acrylic w/ vinyl graphics for logo only RETURNS: 3" .040 std. black aluminum BACKS: .063 aluminum TRIM CAP: 1" std. black GRAPHICS: Weeded 3M 3630-022 Black translucent vinyl for faces of logos, 1st surface LIGHTING: Front-illuminated w/ house 7500K white LEDs & 12V remote power supplies; UL listed w/ drain holes; <i>Customer responsible for bringing electrical to point of install (at least 6 ft.)</i> MOUNTING: Mounted flush to fascia w/ threaded aluminum studs

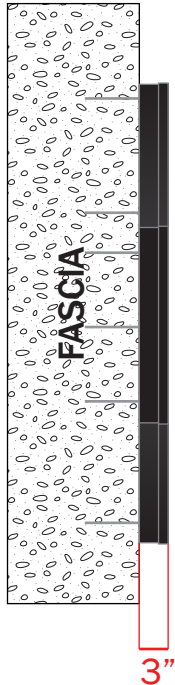
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RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	EACH	OVERALL DIMENSIONS: 23' - 0" W x 4' - 0" H x 3" D SQUARE FOOTAGE 92 ft. ²	SCALE 1 : 20	DATE 09/03/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION FRONT VIEW	PAGE NO. 2 OF 8
---	------	---	---------------------	----------------------	--------------------------------	------------------------------------	------------------------

QTY: 2

DIRECT SIDE VIEW



ORTHOGRAPHIC VIEW



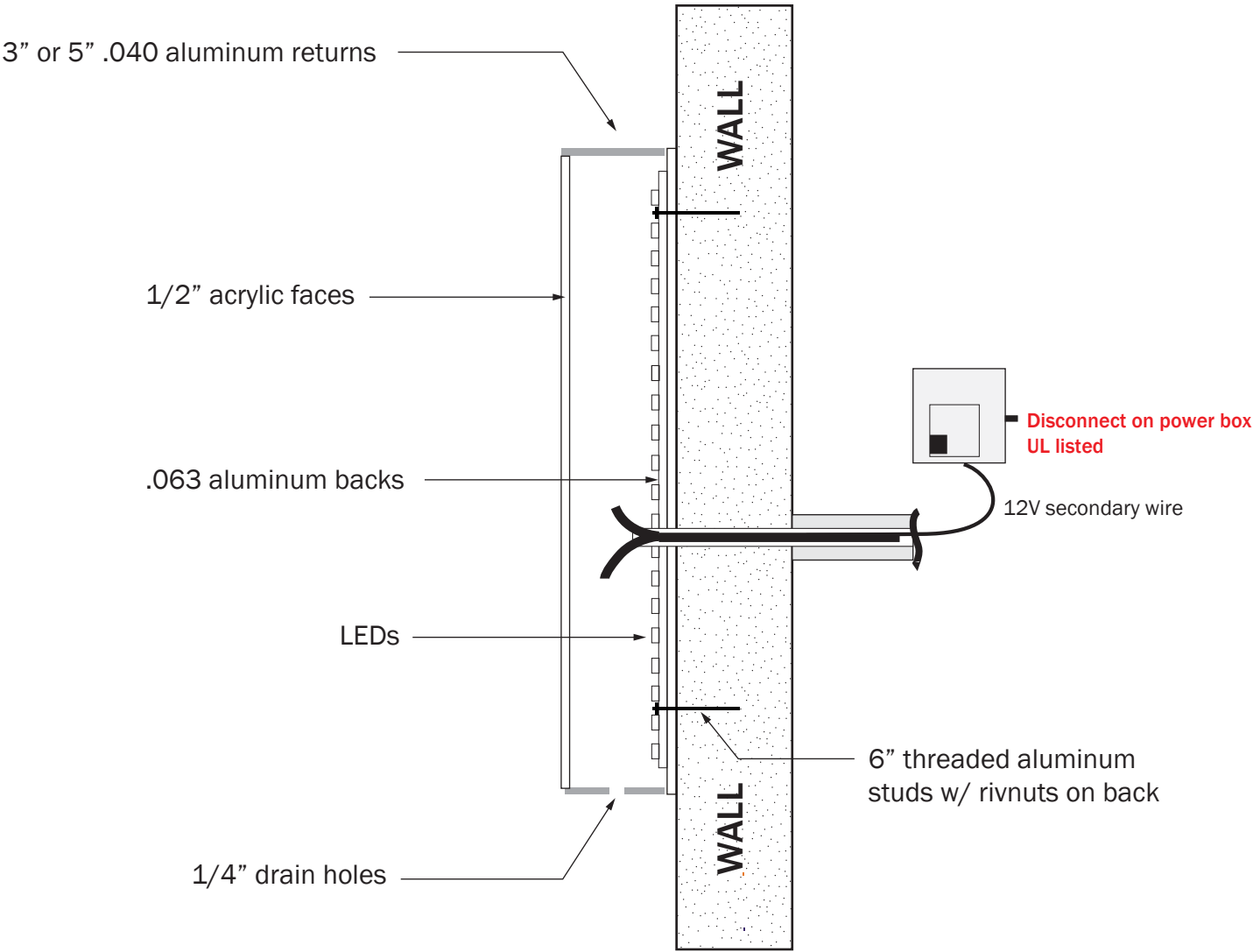
COLORS White Black	MATERIALS FACES: 3/16" #2447 white acrylic w/ vinyl graphics for logo only RETURNS: 3" .040 std. black aluminum BACKS: .063 aluminum TRIM CAP: 1" std. black GRAPHICS: Weeded 3M 3630-022 Black translucent vinyl for faces of logos, 1st surface LIGHTING: Front-illuminated w/ house 7500K white LEDs & 12V remote power supplies; UL listed w/ drain holes; <i>Customer responsible for bringing electrical to point of install (at least 6 ft.)</i> MOUNTING: Mounted flush to fascia w/ threaded aluminum studs
---	--

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RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	EACH	OVERALL DIMENSIONS: 23' - 0" W x 4' - 0" H x 3" D SQUARE FOOTAGE 92 ft. ²	SCALE 1 : 20	DATE 09/03/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION SIDE VIEWS	PAGE NO. 3 OF 8
---	------	---	---------------------	----------------------	--------------------------------	------------------------------------	------------------------

QTY: 2



All components used in the fabrication of our signs are UL certified.

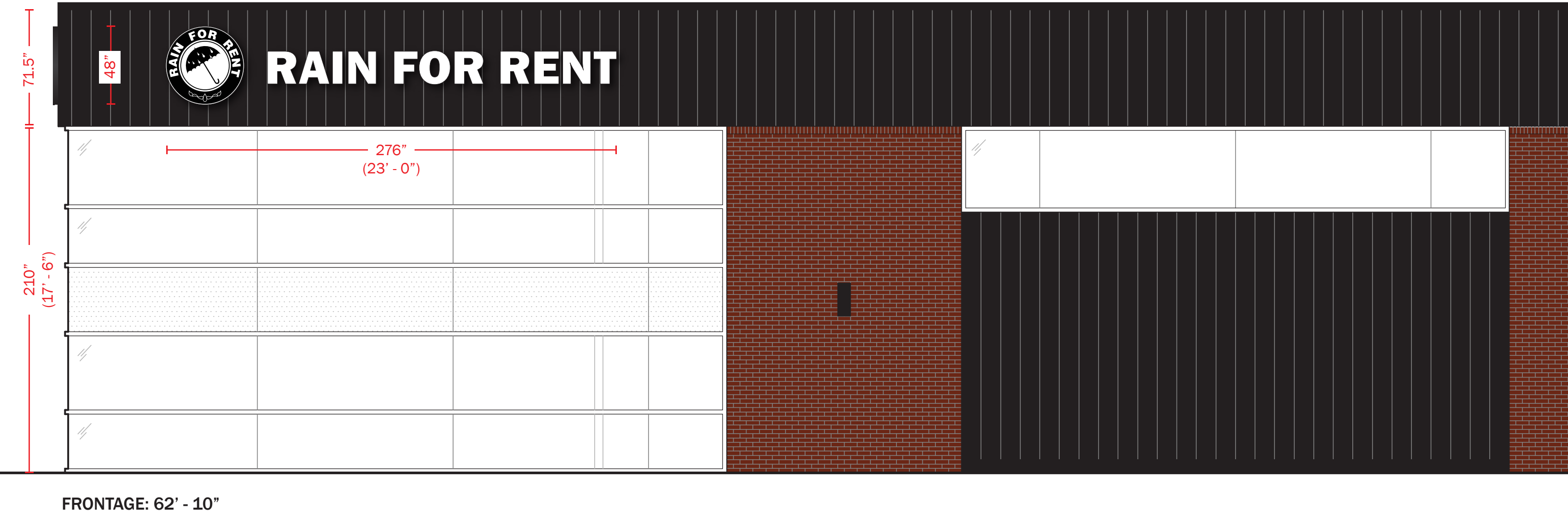
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable codes. This includes proper grounding and bonding of the sign.

Customer is to provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or electrician. Each sign must have: A minimum of one dedicated 120V 20A circuit.

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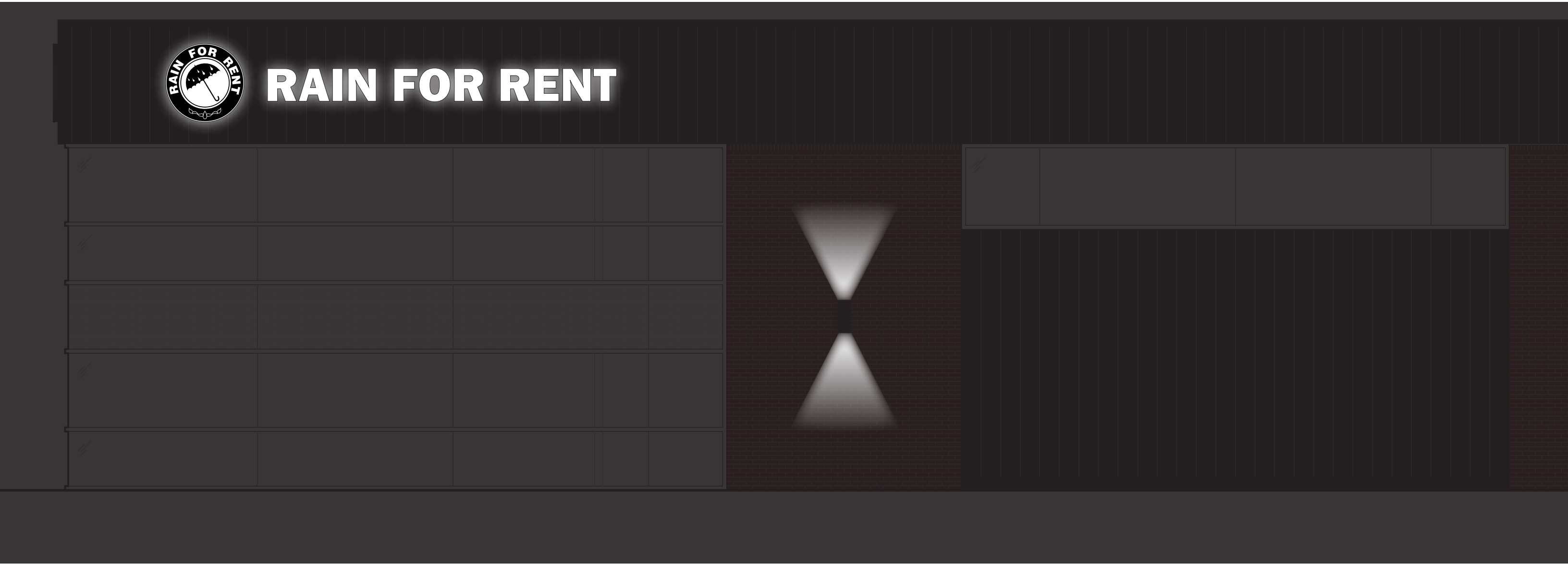
RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	EACH	OVERALL DIMENSIONS: 23' - 0" W x 4' - 0" H x 3" D	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
		SQUARE FOOTAGE 92 ft. ²	NOT TO SCALE	09/03/25	ANNA A.	SECTION-THROUGH	3 OF 8



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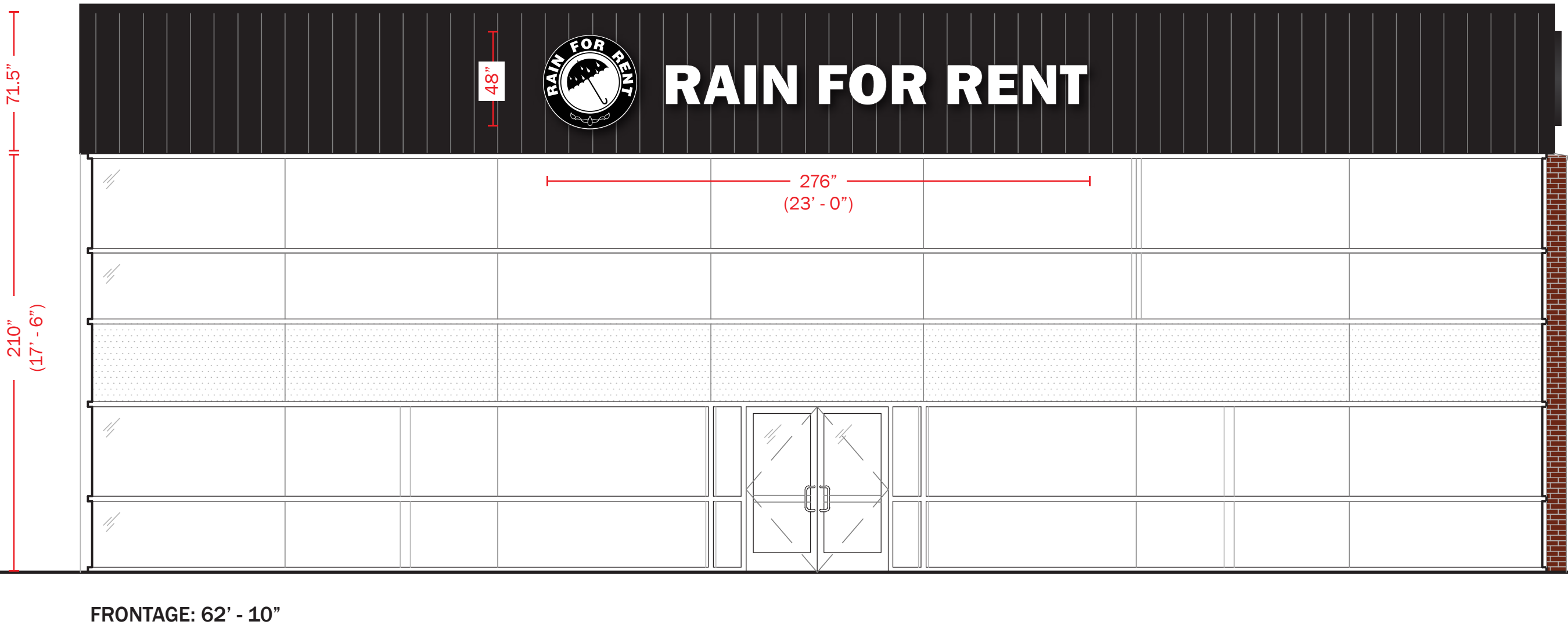
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	SQUARE FOOTAGE 92 ft. ²	AS NOTED	09/03/25	ANNA A.	WEST ELEVATION MOCK-UP ON SITE - DAY	5 OF 8



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RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	OVERALL DIMENSIONS: 23' - 0" W x 4' - 0" H x 3" D	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
	SQUARE FOOTAGE 92 ft. ²	AS NOTED	09/03/25	ANNA A.	WEST ELEVATION MOCK-UP ON SITE - NIGHT	6 OF 8



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RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	OVERALL DIMENSIONS: 23' - 0" W x 4' - 0" H x 3" D	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
	SQUARE FOOTAGE 92 ft. ²	AS NOTED	09/03/25	ANNA A.	NORTH ELEVATION MOCK-UP ON SITE - DAY	7 OF 8



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RAIN FOR RENT OFFICE BUILDING GROVE CITY, OH 43123	OVERALL DIMENSIONS: 23' - 0" W x 4' - 0" H x 3" D	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
	SQUARE FOOTAGE 92 ft. ²	AS NOTED	09/03/25	ANNA A.	NORTH ELEVATION MOCK-UP ON SITE - NIGHT	8 OF 8

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-50-25
1st Reading: 11/17/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-50-25

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BEULAH PARK SUBAREA G – BEULAH VILLAS LOCATED AT THE NORTHEAST CORNER OF PARK STREET AND GINN DRIVE

WHEREAS, on November 04, 2025, the Planning Commission recommended approval of the Development Plan for the Beulah Villas located in Subarea G of Beulah Park Subdivision, at the northeast corner of Park Street and Ginn Drive, 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 approves the Development Plan for Beulah Villas located in Subarea G of Beulah Park Subdivision, at the northeast corner of Park Street and Ginn Drive, as submitted.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

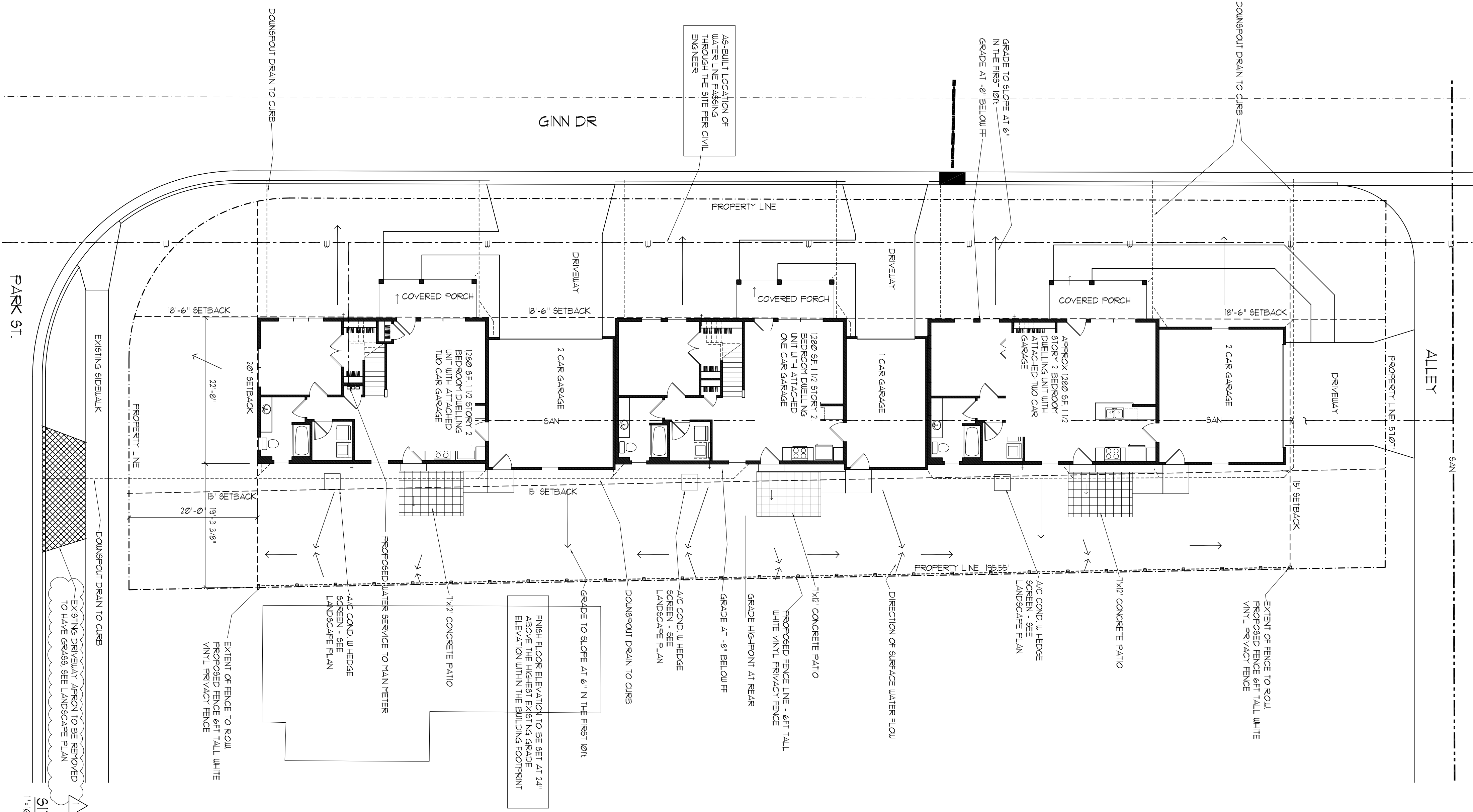
Attest:

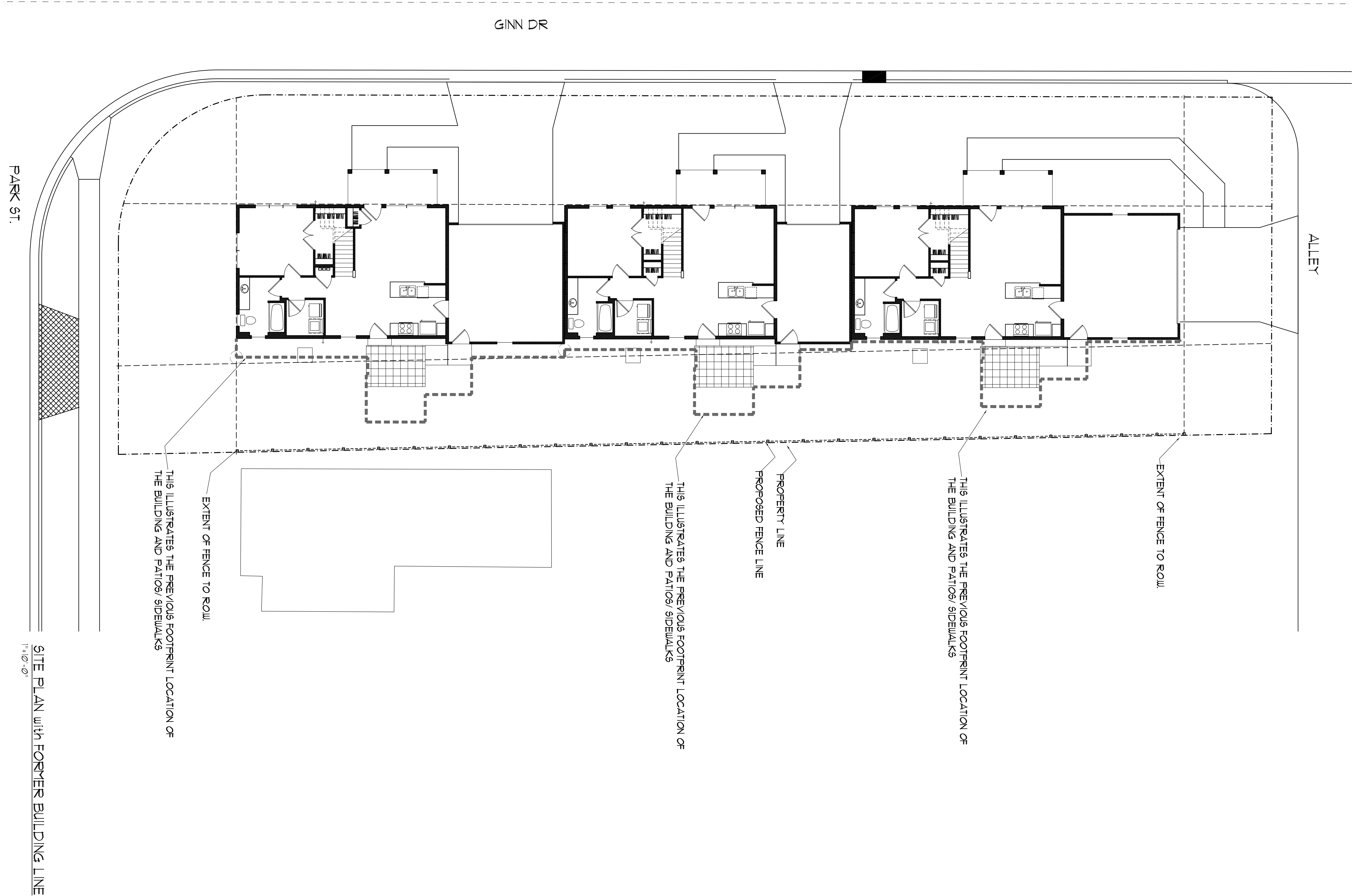
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

BEULAH VILLAS







Craig W. Murdick
ARCHITECT, L.P.B.

14141 Ridgeway Rd
Columbus, OH 43228

For quick response send questions to:
craig@murdick-arch.com

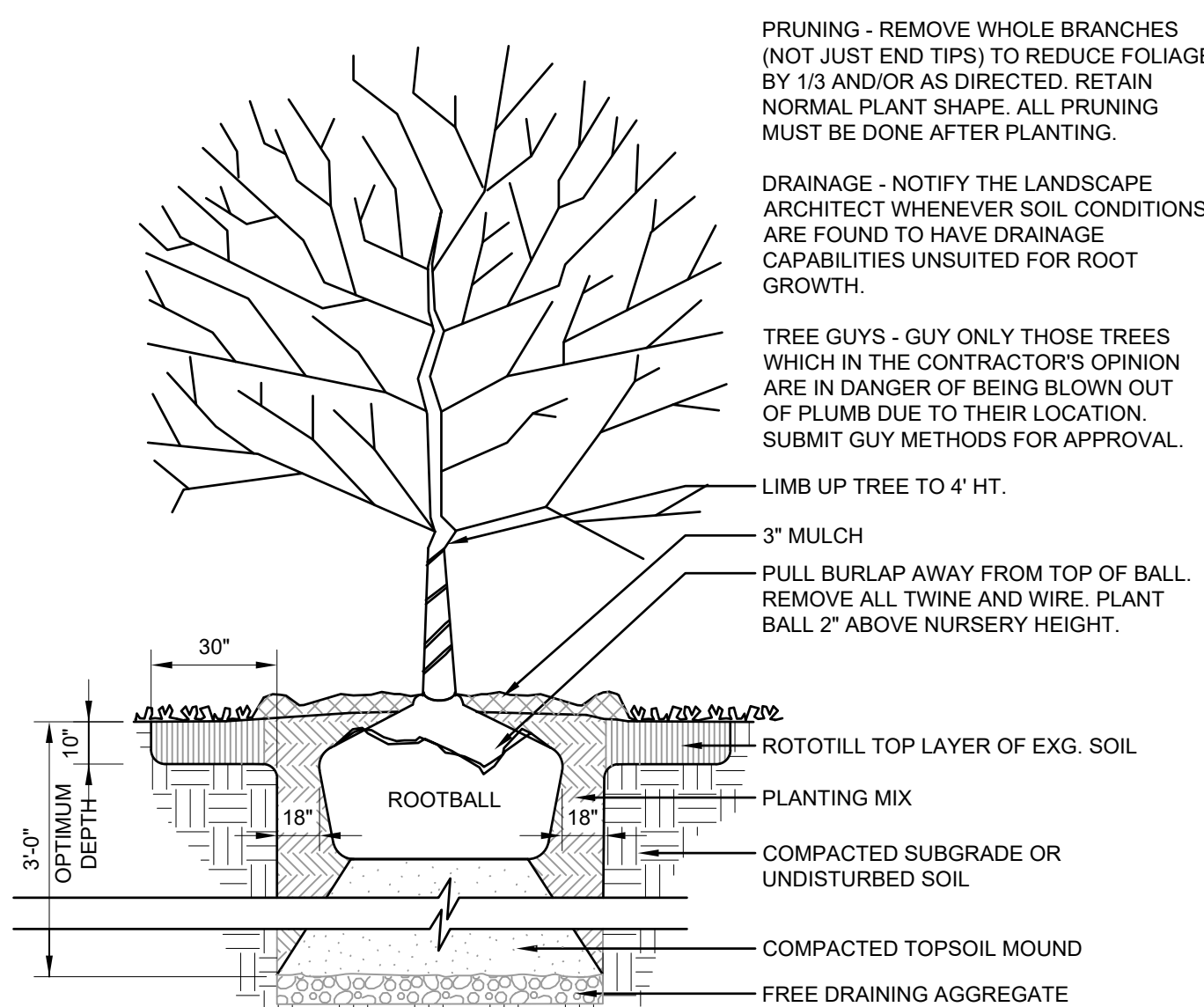
BRULAH VILLAS
Grove City, Oh
for
owner BP TH LLC

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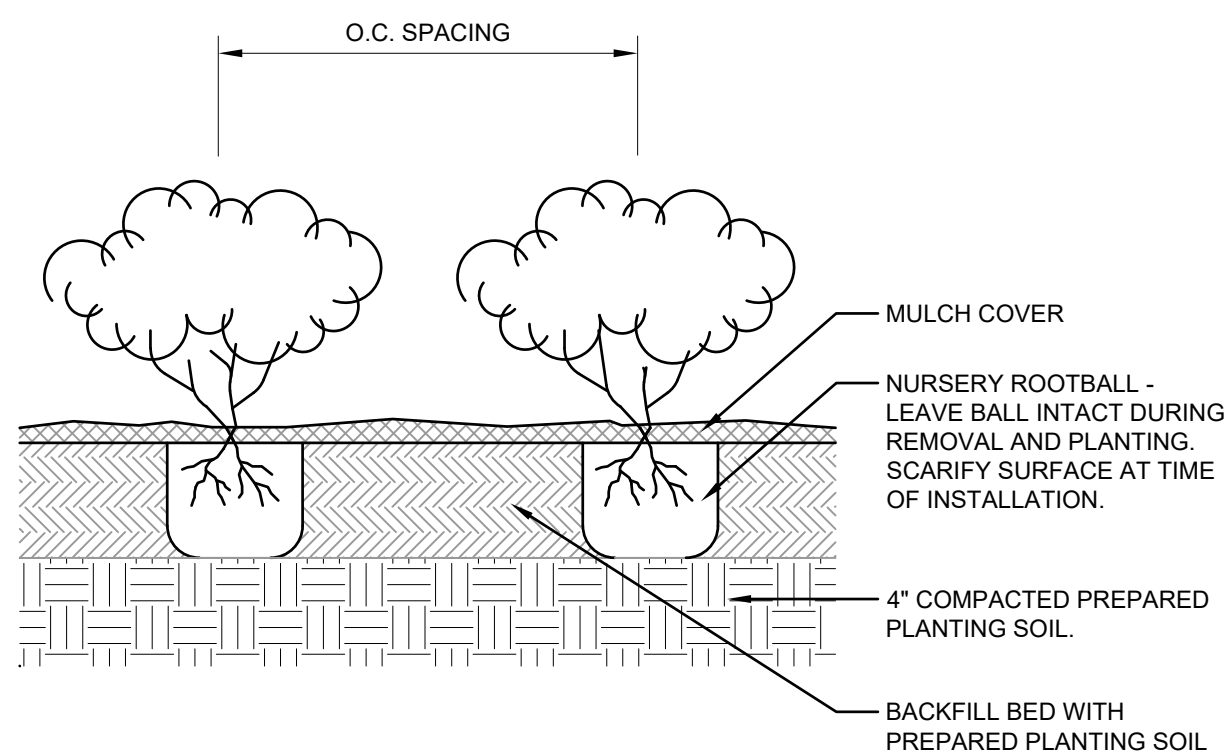
REVISED
OCT. 24, 2025

SUPPLEMENTAL SITE INFO

DATE: SEPT. 23 2025
SER: DEVELOPMENT PLAN
PAGE: A01

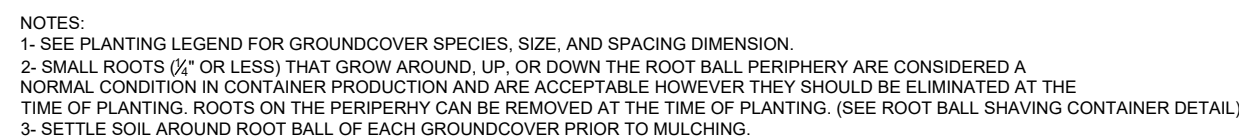


NTS P-RE-GIN-24



NTS P-RE-GIN-23

NTS P-RE-GIN-26



NTS P-RE-GIN-02

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY.
PLANIT STUDIOS CANNOT ATTEST TO THE ACCURACY OR
RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD
GATHERED DATA.

2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6", ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

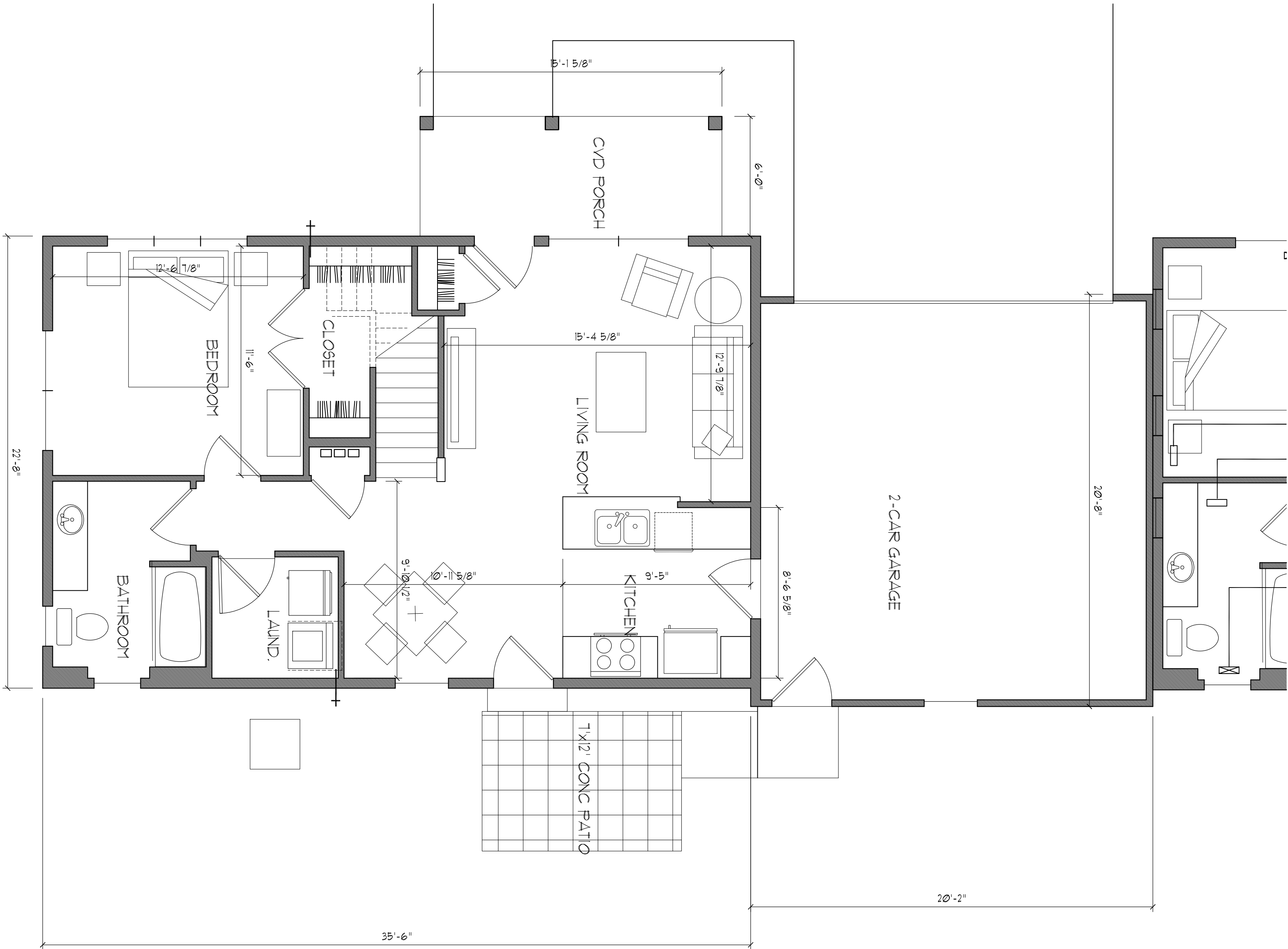
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

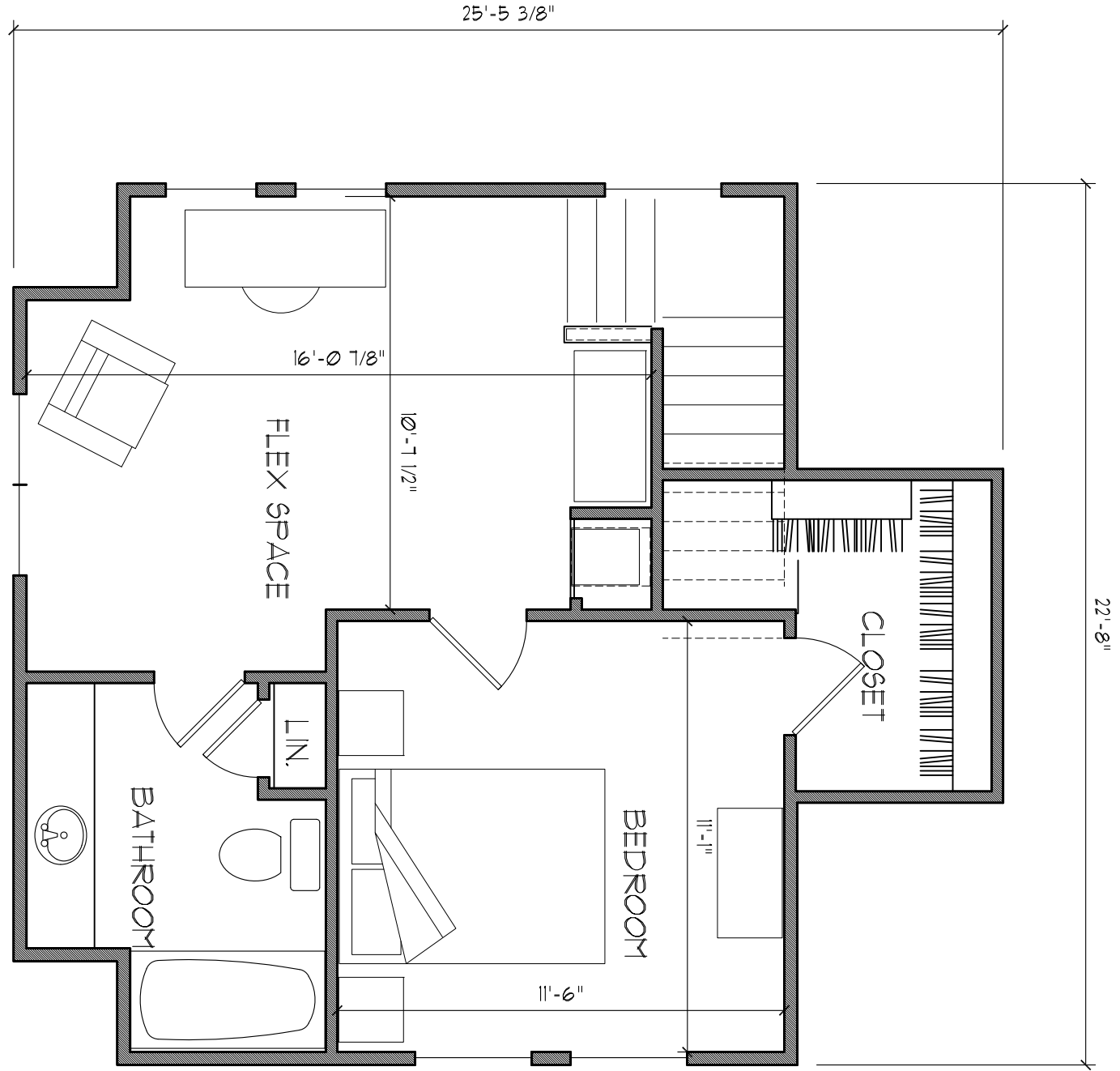
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

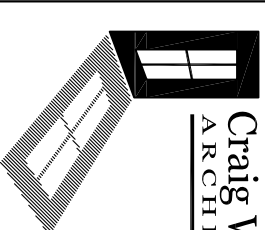
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

Page 55 of 110



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





Craig W. Murrick

ARCHITECT LTD.

144 E. Longview Rd.

Columbus, OH 43207

For quick response send questions to:

craig@murrick-arch.com

BRILLAH VILLAS
Grove City, Oh
for
owner BP TH LLC

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REVISED



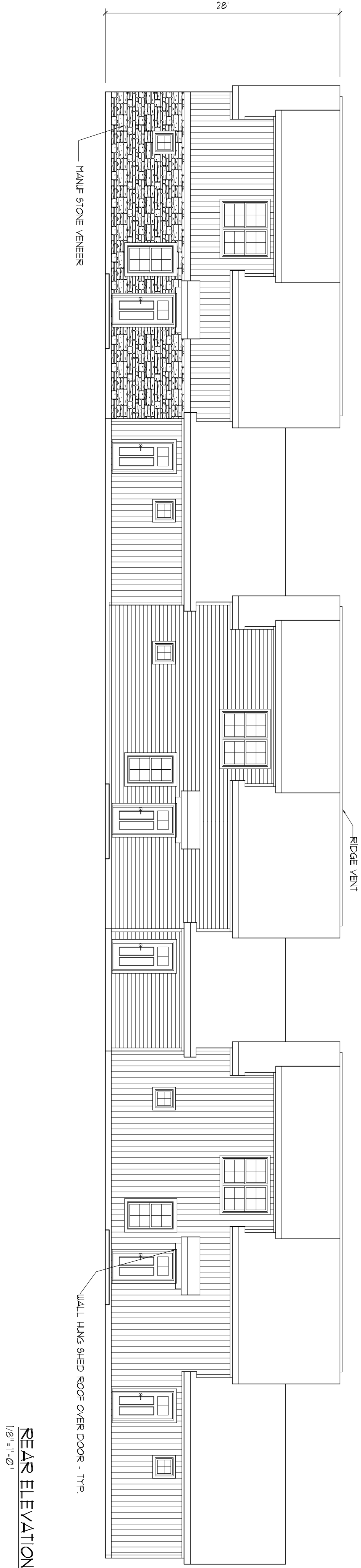
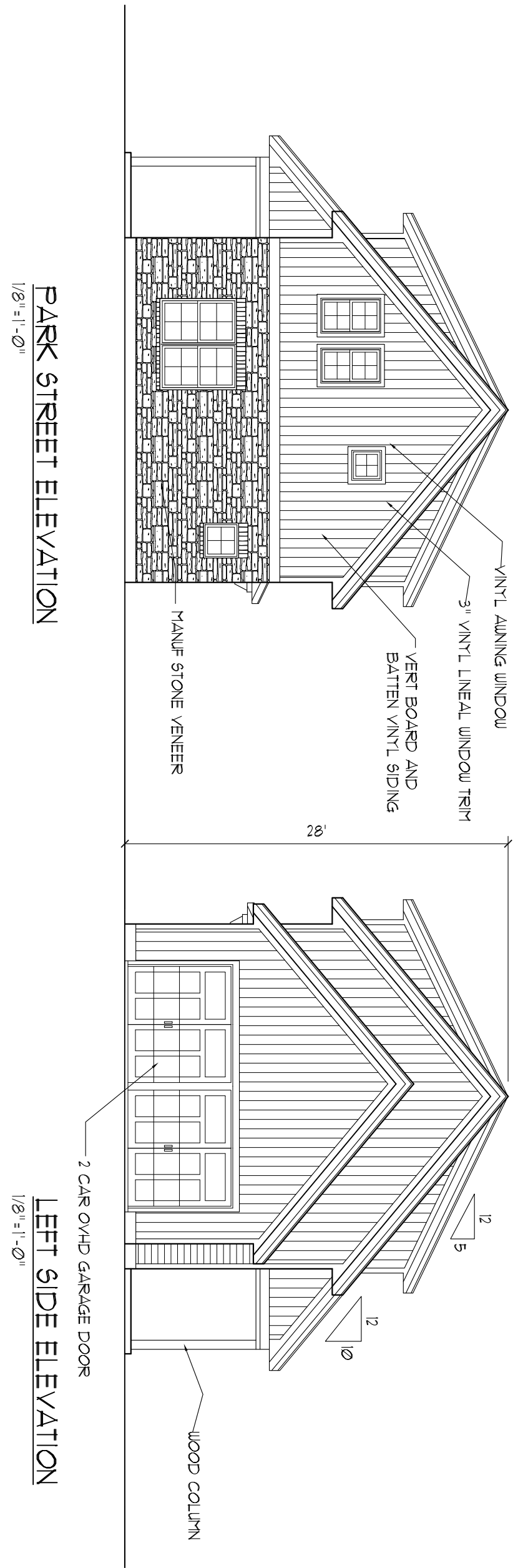
OCT. 24, 2025

UNIT FLOOR PLAN

DATE: SEPT. 23 2025

SRT: DEVELOPMENT PLAN

PAGE: A10



Craig W. Murrick
ARCHITECTS, LTD.

14411 Kingsgate Rd.
Columbus, OH 43240
614.491.1111
craig@murrick-arch.com

For quick response send questions to:
craig@murrick-arch.com

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REVISED
OCT. 24, 2025

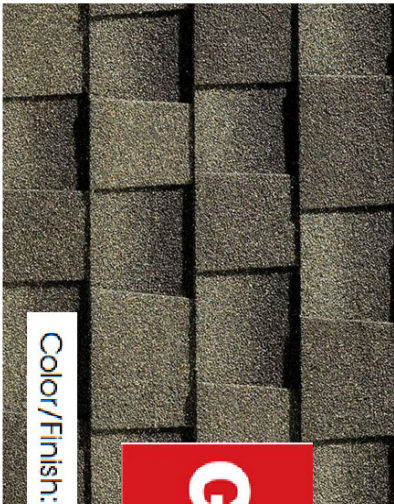
BETHLAH VILLAS
Grove City, Oh
for
owner BP TH LLC

EXT. ELEVATIONS

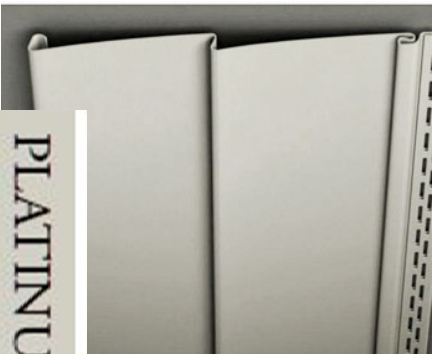
DATE: SEPT. 23 2025
SET: DEVELOPMENT PLAN
PAGE: 420



CAPE COD GRAY



Color/Finish: Weathered Wood



PLATINUM GRAY

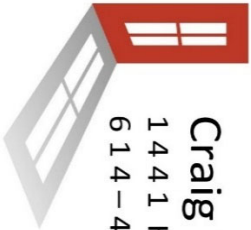


Windham
Vinyl Fence

MATERIALS

GINN – PARK VILLAS

3 DWELLING UNIT BUILDING, SEPTEMBER 20, 2025



Craig W. Murdick, Architect Ltd.
1 4 4 1 Kingsgate Rd. Columbus Oh. 4 3 2 2 1
6 1 4 – 4 0 2 – 1 5 1 4 craig@murdick-arch.com

A3.1

New Construction Vinyl Window Collection

Beauty and Performance Designed for Your Homes

The new 1700 and 1900 Series new construction windows offer classically inspired solutions to meet the ever-changing aesthetic, architectural and budgetary needs in new construction.

Single frame construction on vinyl frames with dual-pane glass and triple seals and double flange. Available in white and light gray. Available in 360° double-flange.

Multiple glass pack options to meet the heating and energy efficiency needs of any region.

Interior glazed fixed glass panels provide for glass front to be replaced.

Dual-pass-through model available for constant light and clear glass view.

Primal wood grain extensions available for constant light and clear glass view.

Available in 7' 0" or 7' 6" options. 7' 0" options are available.

Available in 1' 0" or 1' 6" options. 1' 0" options are available.

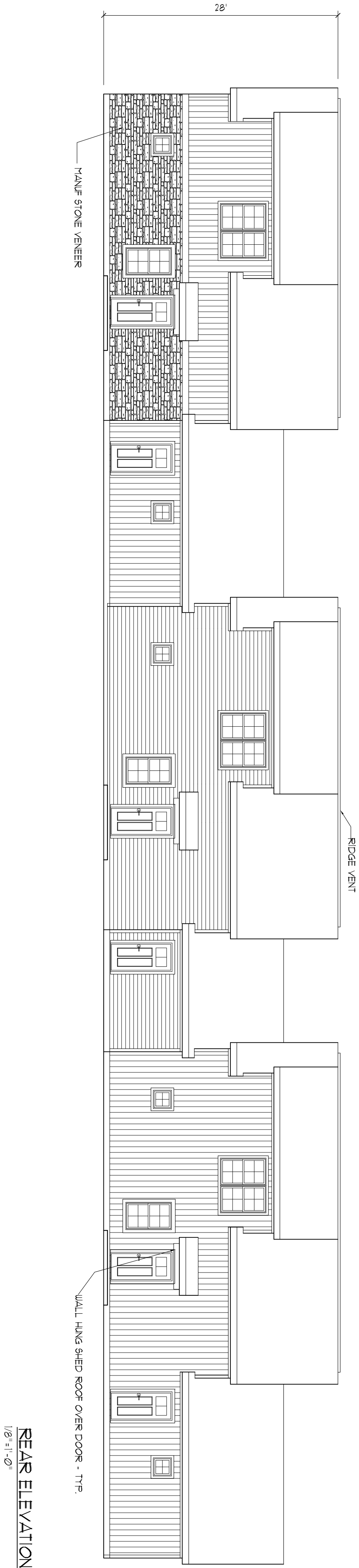
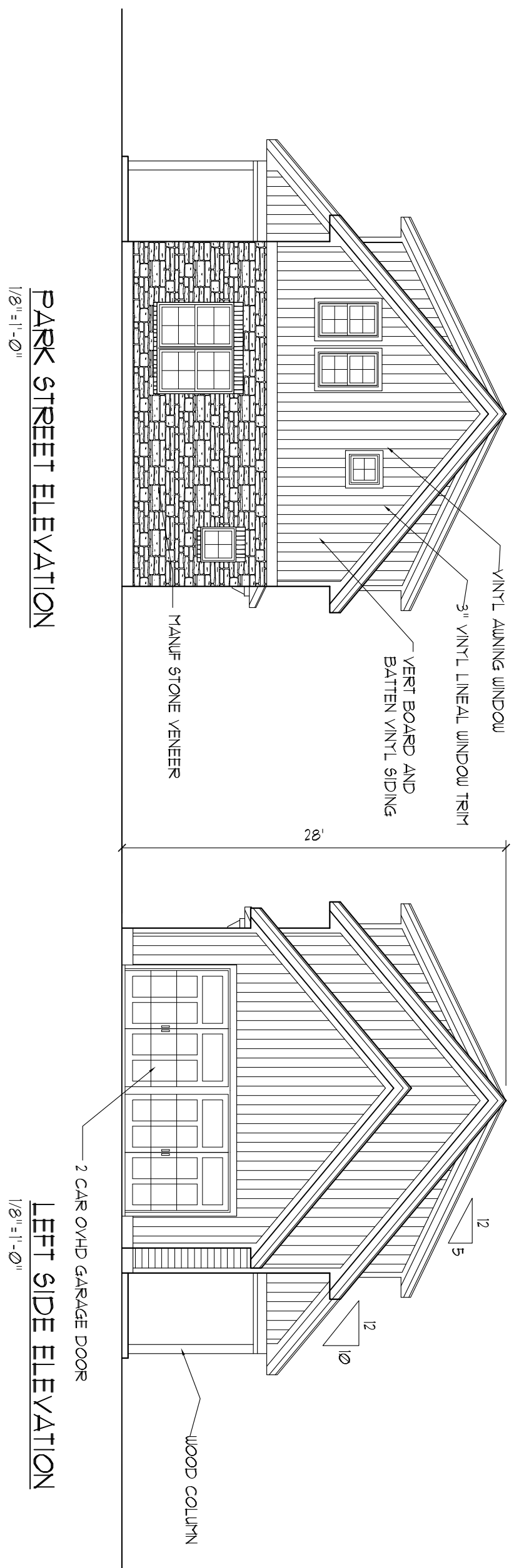
Block and tackle balustrade. Standard up to 360° double-flange.

Reinforced mounting rail for superior structural performance.

Cam-style lock with dual-pane glass and triple seals. Increased security.

Standard 8' 0" or 8' 6" options. 8' 0" options are available.

WHITE



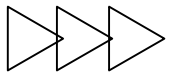
Craig W. Murdick
ARCHITECT LTD.

1441 Kingsgate Rd.
Columbus, OH 43221

For quick response send questions to:
craig@murdick-arch.com

BEULAH VILLAS
Grove City, Oh
for
owner BP TH LLC

Copyright © 2025.
All drawings are and shall remain the property of Craig W. Murdick, Architect, Ltd., and shall not be used, duplicated or altered without expressed written consent.



EXT. ELEVATIONS

DATE: SEPT, 23 2025
SET: DEVELOPMENT PLAN

PAGE: A2.0



GINN DRIVE VIEW

MANUFACTURED
STONE VENEER

MANUFACTURED
STONE VENEER

VINYL SIDING



PARK ST. VIEW



REAR VIEW



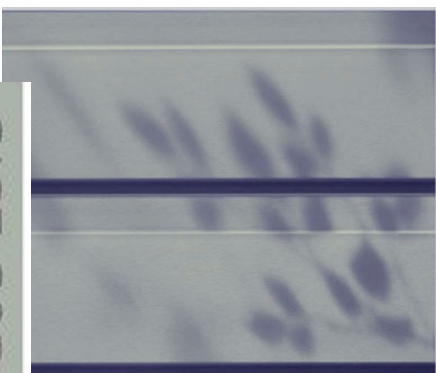
ALLEY VIEW

EXTERIOR RENDERINGS

BEULAH VILLAS
3 DWELLING UNIT BUILDING, SEPTEMBER 23, 2025

Craig W. Murdick, Architect Ltd.
1 4 4 1 Kingsgate Rd. Columbus Oh. 4 3 2 2 1
6 1 4 - 4 0 2 - 1 5 1 4 craig@murdick-arch.com

A3.0



CAPE COD GRAY



Color/Finish: Weathered Wood



DUTCH QUALITY STONE®



Windham
Vinyl Fence

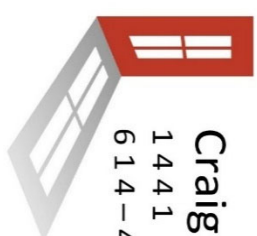
MATERIALS



PLATINUM GRAY

BEULAH VILLAS

3 DWELLING UNIT BUILDING, SEPTEMBER 23, 2025



Craig W. Murdick, Architect Ltd.
1 4 4 1 Kingsgate Rd. Columbus Oh. 4 3 2 2 1
6 1 4 - 4 0 2 - 1 5 1 4 craig@murdick-arch.com

A3-1

The new 1700 and 1900 Series new construction windows offer classically inspired solutions to meet the ever-changing aesthetic, architectural and budgetary needs in new construction.

Block entry construction on the exterior side of the window creates greater energy savings and high performance.

Block and mottle balustrade stand up to 100 lbs. and are easy to clean.

Reinforced mounting rail for superior structural performance.

Green-tinted block with mottle for increased security.

Single frame construction on the interior side of the window creates a clean, modern look and light weight and easy handling.

Conventional glass sizes in 30x30, 36x36, 48x36, 60x36, 72x36, 84x36 and 96x36 standard sizes.

Multiple options for options to meet the thermal and energy efficiency needs of any region.

Interior glazed fixed frame provides complete access from the interior and is great when to be replaced.

Drivall glass-through model available for convenient higher look down drives over your car.

Primed wood panel extensions as an alternative to the work and make it easier to work with. 7 ft/8 ft options are available.

Optional 14 ft or 20 ft wood panel extension allows an alternative to wood trim and cladding.

WHITE

Date: 10-28-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: MR. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-40-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-25

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING JACKSON PIKE TO INSTALL A SHARED USE PATH TO SUPPORT SAFE VEHICULAR, AND RELATED IMPROVEMENTS

WHEREAS, the City of Grove City is responsible for the construction and maintenance of public infrastructure for the purpose of promoting prosperity, health, safety, and welfare of the general public; and

WHEREAS, the City of Grove City is planning to make improvements to the Jackson Pike and Hawthorne Parkway intersection including adding a shared use path ("Project"); and

WHEREAS, the Jackson Pike corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor; and

WHEREAS, the Project is considered to be a priority need for the community; and

WHEREAS, the City's Consulting Engineer has prepared plans for the Project as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from a property owner for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, as described and depicted in the attached exhibits; and

WHEREAS, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No. CR-35-25 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, in order to move forward with bidding this Project in the proper timeline requires land acquisition be commenced.

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

SECTION 1. This Council considers it necessary and declares its authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owners identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is depicted in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

SECTION 4. 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



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

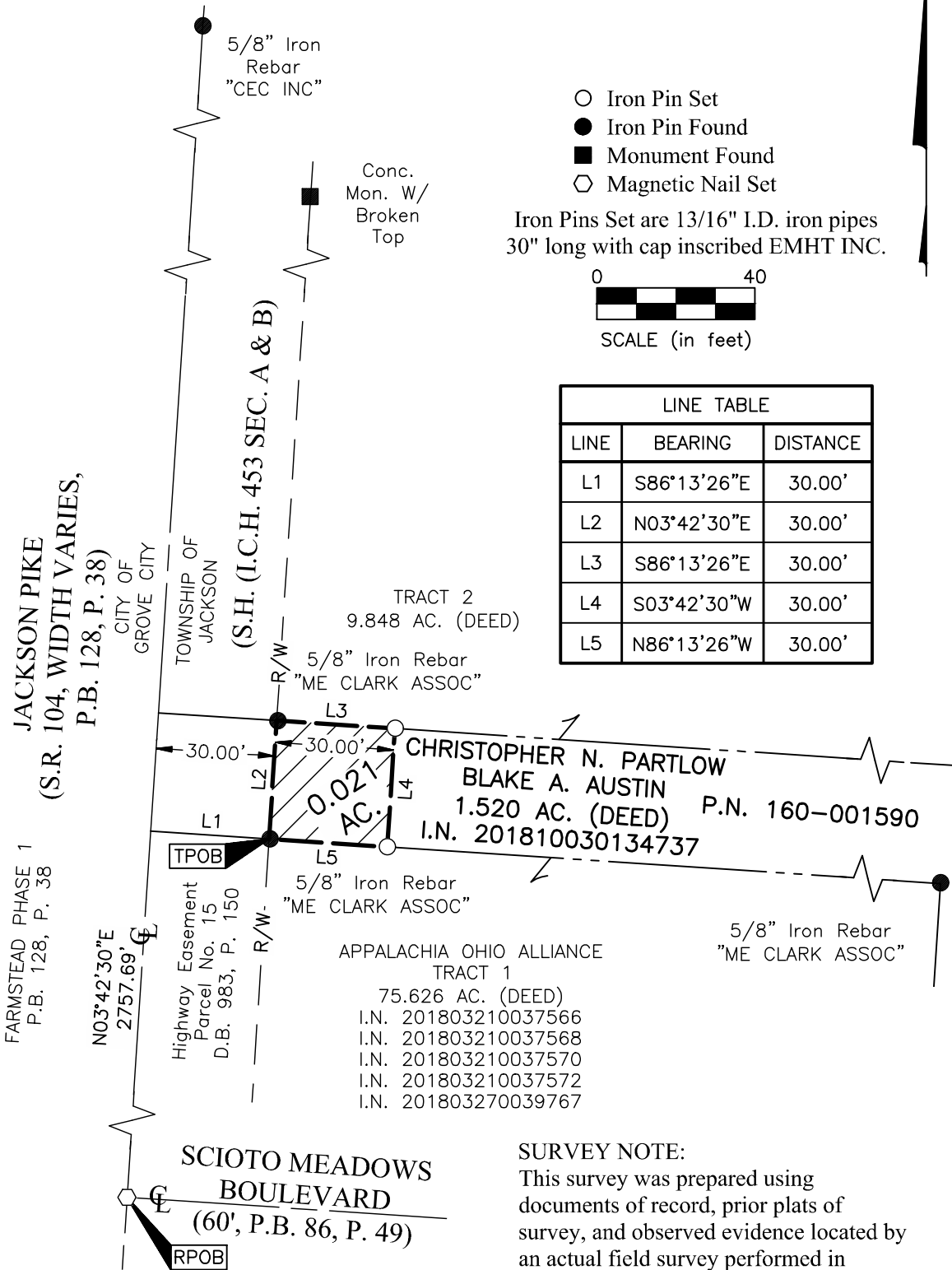
Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 1 of 1

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-03.DWG plotted by KING, BRANDON on 6/21/2024 1:09:57 PM last saved by BKING on 6/21/2024 11:12:19 AM



BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

By _____
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com
Date _____

0.021 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 2757.69 feet to a magnetic nail set at the southwesterly corner of said 1.520 acre tract, the northwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767, and in the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, a distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said 1.520 acre tract and the southwesterly corner of that 9.848 acre tract conveyed as Tract 2 to Appalachia Ohio Alliance by deed of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572 and 201803270039767;

Thence South 86° 13' 26" East, with the line common to said 1.520 and 9.848 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 3/4 inch iron rebar capped "ME Clark Assoc" found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line and crossing said 1.520 acre tract, a distance of 30.00 feet to a 5/8 inch iron rebar capped "ME Clark Assoc" found in the line common to said 1.520 and 75.626 acre tracts;

Thence North 86° 13' 26" West, with said common line and crossing said Jackson Pike, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less, all of which is located within Auditor's Parcel Number 160-001590 and the present roadway occupied.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

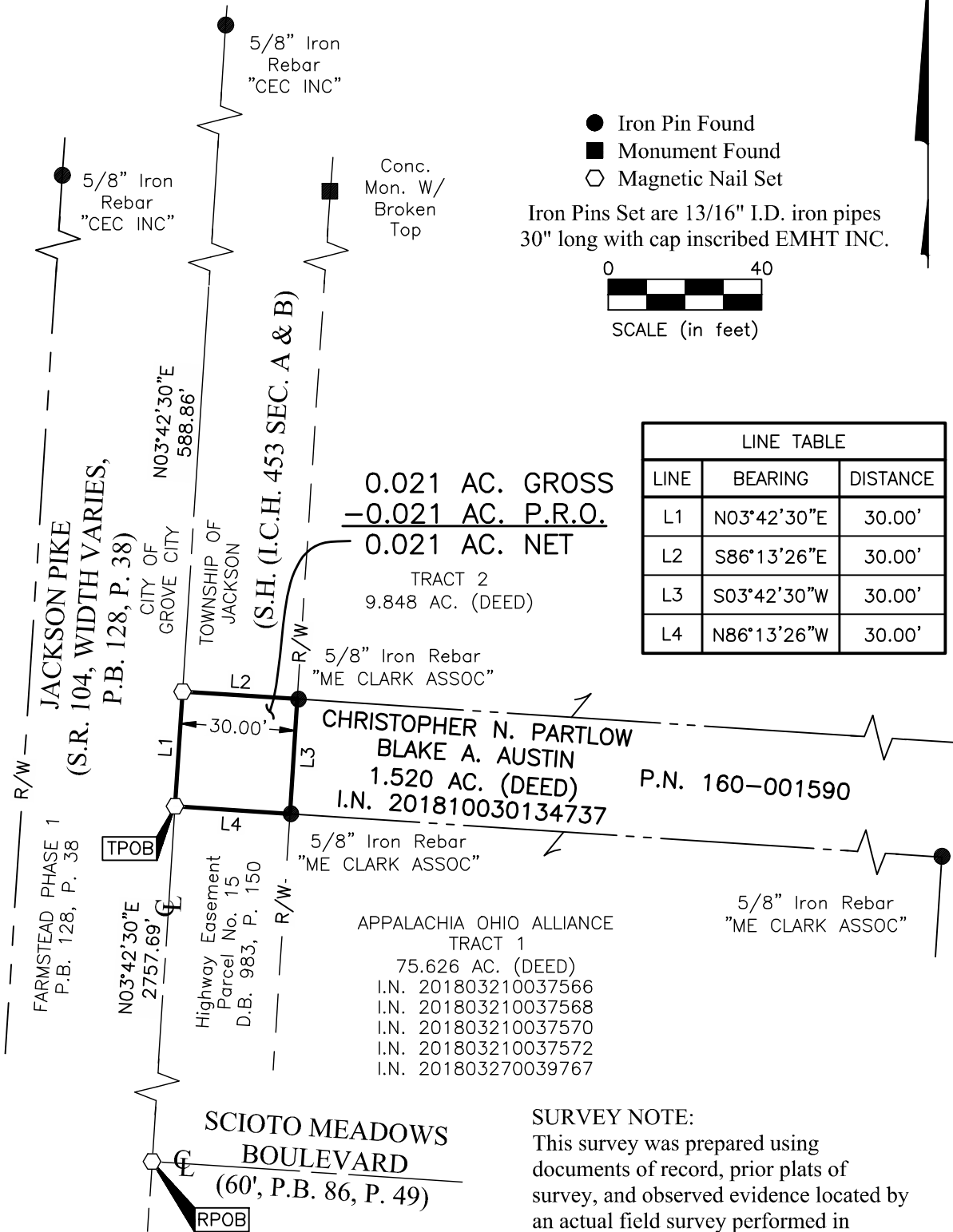
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 1 of 1



BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

By _____
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date _____

J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-03.DWG plotted by KING, BRANDON on 6/21/2024 10:29:29 AM last saved by BKING on 6/21/2024 10:29:11 AM

**PATH EASEMENT
0.021 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 2757.69 feet to the southwesterly corner of said 1.520 acre tract, the northwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767, and in the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38;

Thence South 86° 13' 26" East, with the line common to said 1.520 and 75.626 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 5/8 inch iron rebar capped "MW Clark Assoc" found in the easterly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, crossing said 1.520 acre tract and with said easterly right-of-way line, a distance of 30.00 feet to a 5/8 inch iron rebar capped "ME Clark Assoc" found in the line common to said 1.520 acre tract and that 9.848 acre tract conveyed as Tract 2 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence South 86° 13' 26" East, with said common line, a distance of 30.00 feet to an iron pin set;

Thence South 03° 42' 30" West, crossing said 1.520 acre tract, a distance of 30.00 feet to an iron pin set in the line common to said 1.520 and 75.626 acre tracts;

Thence North 86° 13' 26" West, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Humbleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

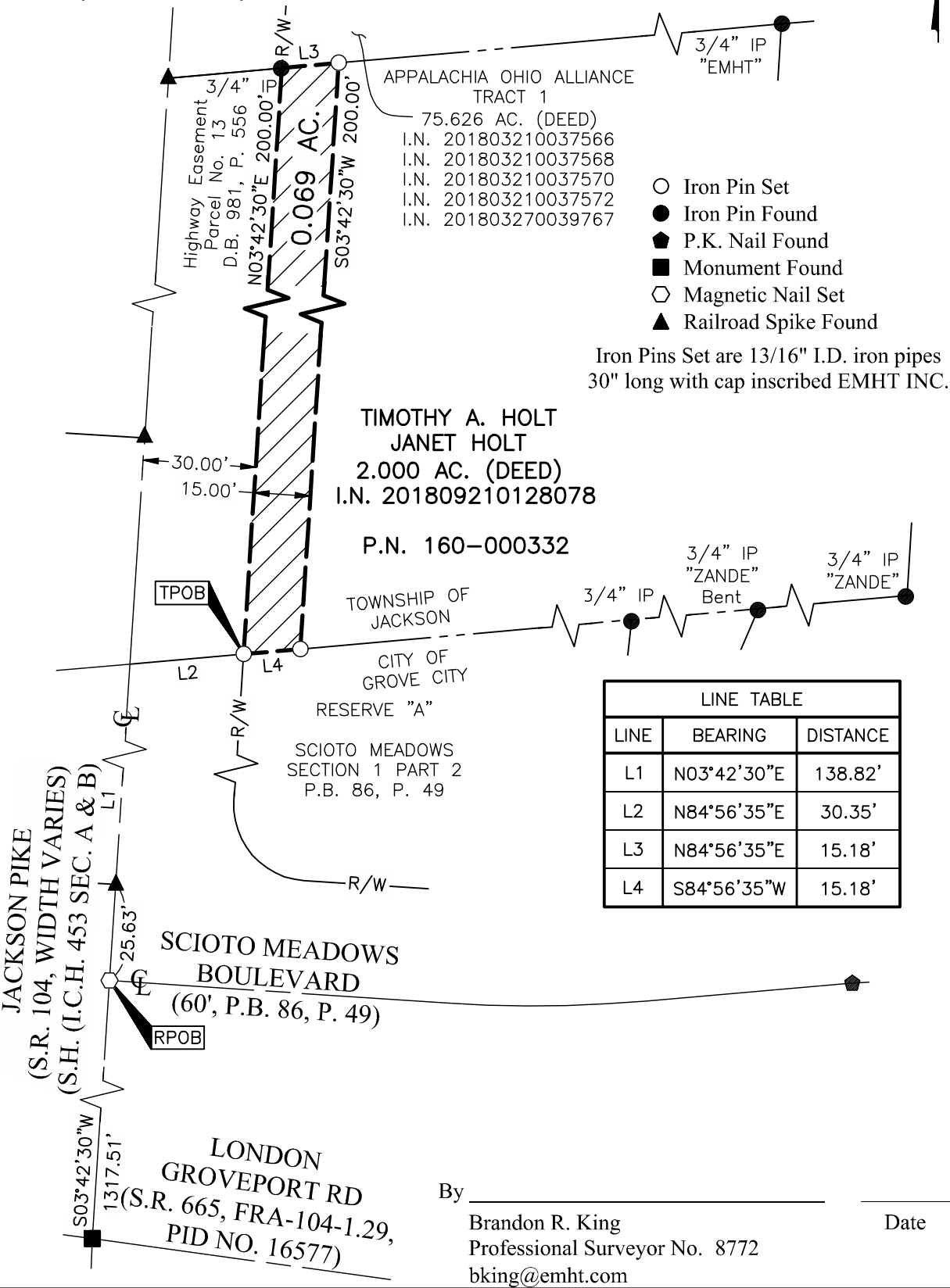
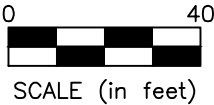
Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

BASIS OF BEARINGS:

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SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°42'30"E	138.82'
L2	N84°56'35"E	30.35'
L3	N84°56'35"E	15.18'
L4	S84°56'35"W	15.18'

By _____ Date _____
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-01.DWG plotted by KING, BRANDON on 6/21/2024 1:12:16 PM last saved by BKING on 6/21/2024 10:27:55 AM

**PATH EASEMENT
0.069 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike and the westerly line of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49, (passing a railroad spike found at a distance of 25.63 feet) a total distance of 138.82 feet to the southwesterly corner of said 2.000 acre tract and the northwesterly corner of said "Scioto Meadows Section 1 Part 2",

Thence North 84° 56' 35" East, with the line common to said 2.000 acre tract and said "Scioto Meadows Section 1 Part 2" and crossing said Jackson Pike, a distance of 30.35 feet to an iron pin set in the easterly right-of-way line thereof and the northwesterly corner of Reserve "A" of said "Scioto Meadows Section 1 Part 2", being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, with said easterly right-of-way line and crossing said 2.000 acre tract, a distance of 200.00 feet to a 3/4 inch iron pipe found in the line common to said 2.000 acre tract and that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence North 84° 56' 35" East, with said common line, a distance of 15.18 feet to an iron pin set;

Thence South 03° 42' 30" West, crossing said 2.000 acre tract, a distance of 200.00 feet to an iron pin set in the line common to said 2.000 acre tract and said Reserve "A";

Thence South 84° 56' 35" West, with said common line, a distance of 15.18 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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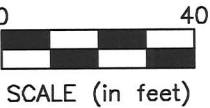
PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 15, 2025 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1



HAWTHORNE PARKWAY
(WIDTH VARIES,
P.B. 128, P. 38)

JACKSON PIKE
(S.R. 104,
WIDTH VARIES,
P.B. 128, P. 38)

(S.H. (I.C.H. 453 SEC. A & B)
Highway Easement
Parcel No. 15
D.B. 983, P. 150

APPALACHIA OHIO ALLIANCE
TRACT 1
75.626 AC. (DEED)
I.N. 201803210037566
I.N. 201803210037568
I.N. 201803210037570
I.N. 201803210037572
I.N. 201803270039767

P.N. 160-000297

BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

- Iron Pin Set
- Iron Pin Found
- Monument Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

7-15-2025

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-02.DWG plotted by KING, BRANDON on 7/29/2025 1:14:57 PM last saved by BKING on 7/29/2025 1:14:20 PM

**PATH EASEMENT
1.123 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 338.82 feet to a railroad spike found at the southwesterly corner of said 75.626 acre tract and the northwesterly corner of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078;

Thence North 84° 56' 35" East, with the line common to said 75.626 and 2.000 acre tracts and across said Jackson Pike, a distance of 30.35 feet to a 3/4 inch iron pipe found in the easterly right-of-way thereof, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, crossing said 75.626 acre tract and with said easterly right-of-way line, (passing a concrete monument found at a distance of 1255.84 feet) a total distance of 1632.27 feet to an iron pin set;

Thence South 86° 17' 30" East, crossing said 75.626 acre tract, a distance of 30.00 feet to an iron pin set;

Thence South 03° 42' 30" West, continuing across said 75.626 acre tract, a distance of 1627.65 feet to an iron pin set in the line common to said 75.626 and 2.000 acre tracts;

Thence South 84° 56' 35" West, with said common line, a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 1.123 acres, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

July 15, 2025

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

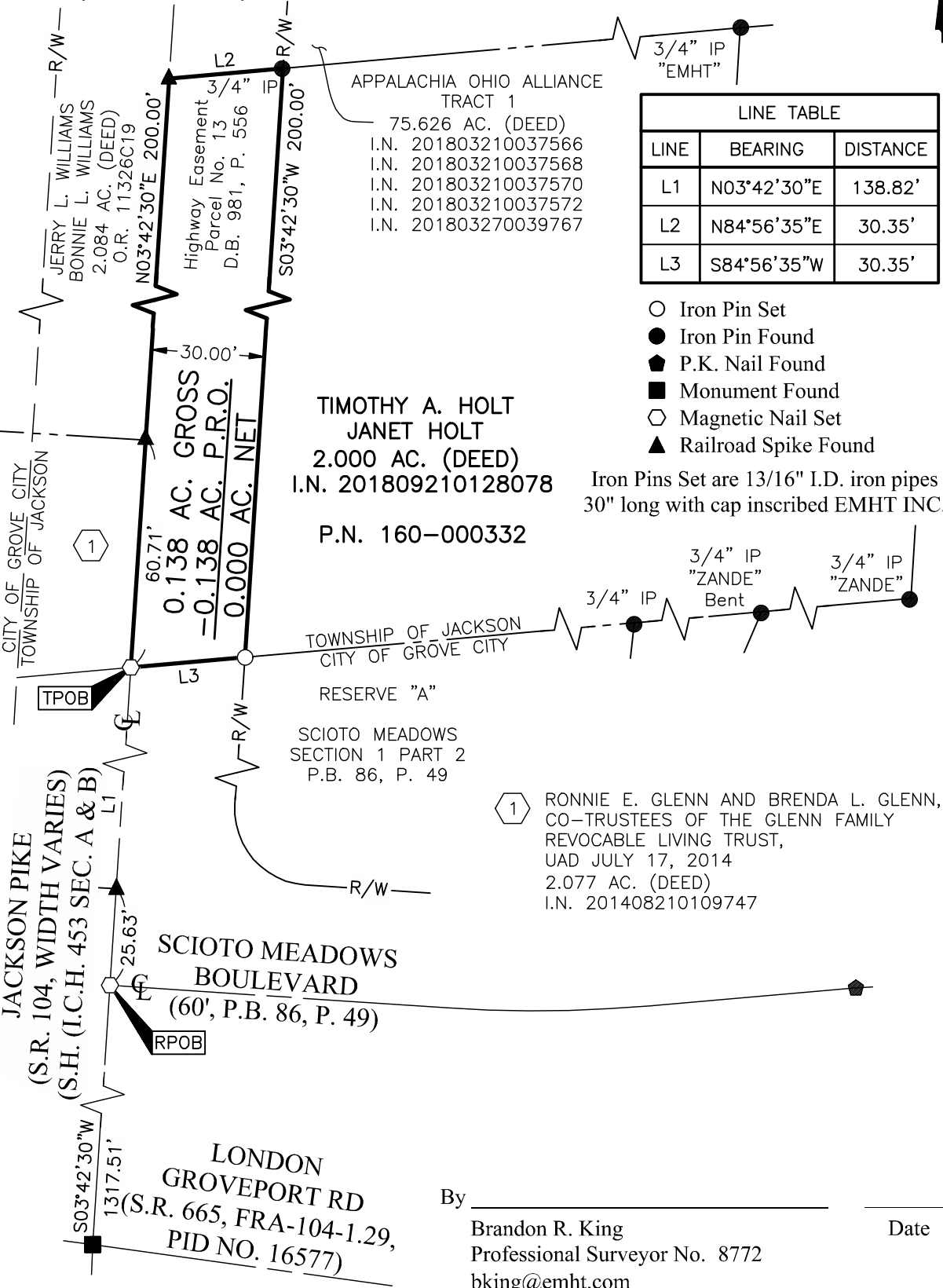
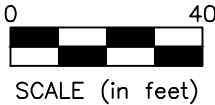
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.



J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-01.DWG plotted by KING, BRANDON on 6/20/2024 12:16:21 PM

By Brandon R. King Date _____
Professional Surveyor No. 8772
bking@emht.com

0.138 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike and the westerly line of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49, (passing a railroad spike found at a distance of 25.63 feet) a total distance of 138.82 feet to a magnetic nail set at the southwesterly corner of said 2.000 acre tract, the northwesterly corner of said "Scioto Meadows Section 1 Part 2", and in the easterly line of that 2.077 acre tract conveyed to Ronnie E. Glenn and Brenda L. Glenn, Co-Trustees of the Glenn Family Revocable Living Trust, UAD July 17, 2014 by deed of record in Instrument Number 201408210109747, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the easterly lines of said 2.077 acre tract and that 2.084 acre tract conveyed to Jerry L. Williams and Bonnie L. Williams by deed of record in Official Record 11326C19, and the westerly line of said 2.000 acre tract, (passing a railroad spike found at a distance of 60.71 feet) a total distance of 200.00 feet to a railroad spike found at the northwesterly corner of said 2.000 acre tract and the southwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence North 84° 56' 35" East, crossing said Jackson Pike and with the line common to said 2.000 and 75.626 acre tracts, a distance of 30.35 feet to a 3/4 inch iron pipe found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line and crossing said 2.000 acre tract, a distance of 200.00 feet to an iron pin set at the northwesterly corner of Reserve "A" of said "Scioto Meadows Section 1 Part 2";

Thence South 84° 56' 35" West, crossing said Jackson Pike and with the line common to said 2.000 acre tract and said "Scioto Meadows Section 1 Part 2", a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, all of which lies within Auditor's Parcel Number 160-000332 and the present roadway occupied.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



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PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

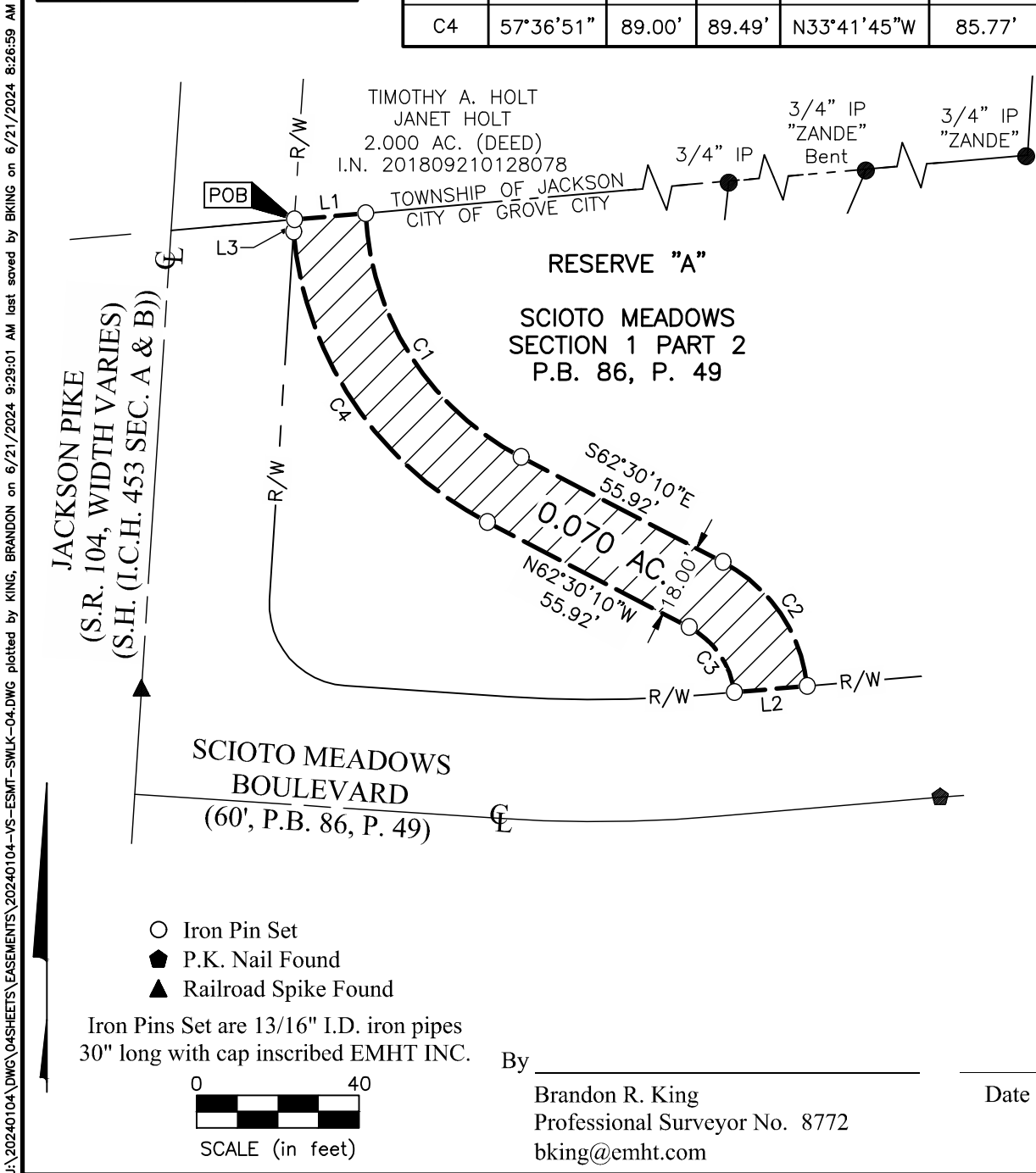
Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°56'35"E	17.62'
L2	S85°03'15"W	18.01'
L3	N03°42'30"E	2.96'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	60°01'15"	71.00'	74.38'	S32°29'33"E	71.02'
C2	56°23'35"	39.00'	38.39'	S34°18'23"E	36.85'
C3	55°23'41"	21.00'	20.30'	N34°48'20"W	19.52'
C4	57°36'51"	89.00'	89.49'	N33°41'45"W	85.77'



PATH EASEMENT
0.070 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1105, being on, over, and across Reserve "A" of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwesterly corner of said Reserve "A", being in the easterly right-of-way line of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and in the southerly line of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078;

Thence North 84° 56' 35" East, with the line common to said Reserve "A" and said 2.000 acre tract, a distance of 17.62 feet to an iron pin set on the arc of a curve;

Thence crossing said Reserve "A", the following courses and distances:

With the arc of a curve to the left, having a central angle of 60° 01' 15", a radius of 71.00 feet, an arc length of 74.38 feet, a chord bearing of South 32° 29' 33" East and chord distance of 71.02 feet to an iron pin set at a point of tangency;

South 62° 30' 10" East, a distance of 55.92 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the right, having a central angle of 56° 23' 35", a radius of 39.00 feet, an arc length of 38.39 feet, a chord bearing of South 34° 18' 23" East and chord distance of 36.85 feet to an iron pin set in the northerly right-of-way of Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence South 85° 03' 15" West, with said northerly right-of-way, a distance of 18.01 feet to an iron pin set on the arc of a curve;

Thence crossing said Reserve "A", the following courses and distances:

With the arc of a curve to the left, having a central angle of 55° 23' 41", a radius of 21.00 feet, an arc length of 20.30 feet, a chord bearing of North 34° 48' 20" West and chord distance of 19.52 feet to an iron pin set at a point of tangency;

North 62° 30' 10" West, a distance of 55.92 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 57° 36' 51", a radius of 89.00 feet, an arc length of 89.49 feet, a chord bearing of North 33° 41' 45" West and chord distance of 85.77 feet to an iron pin set; and

North 03° 42' 30" East, a distance of 2.96 feet to the POINT OF BEGINNING, containing 0.070 acre, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

0.070 ACRE
- 2 -

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King	Date
Professional Surveyor No. 8772	

BRK:nd
0_070 ac 20240104-VS-ESMT-SWLK-04.docx

Date: 10-28-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: MR. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-41-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-25

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING JACKSON PIKE/HAWTHORNE PARKWAY INTERSECTION AND RELATED IMPROVEMENTS

WHEREAS, the City of Grove City is responsible for the construction and maintenance of public infrastructure for the purpose of promoting prosperity, health, safety, and welfare of the general public; and

WHEREAS, the City of Grove City is planning to make improvements to the Jackson Pike and Hawthorne Parkway intersection including adding a traffic signal ("Project"); and

WHEREAS, the Jackson Pike corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor; and

WHEREAS, the Project is considered to be a priority need for the community; and

WHEREAS, the City's Consulting Engineer has prepared plans for the Project as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from a property owner for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, as described and depicted in the attached exhibits; and

WHEREAS, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No. CR-36-25 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, in order to move forward with bidding this Project in the proper timeline requires land acquisition be commenced.

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

SECTION 1. This Council considers it necessary and declares its authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owner described in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. The property interests needed from the property owner and property is depicted in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

SECTION 4. 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



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SURVEY OF ACREAGE PARCEL

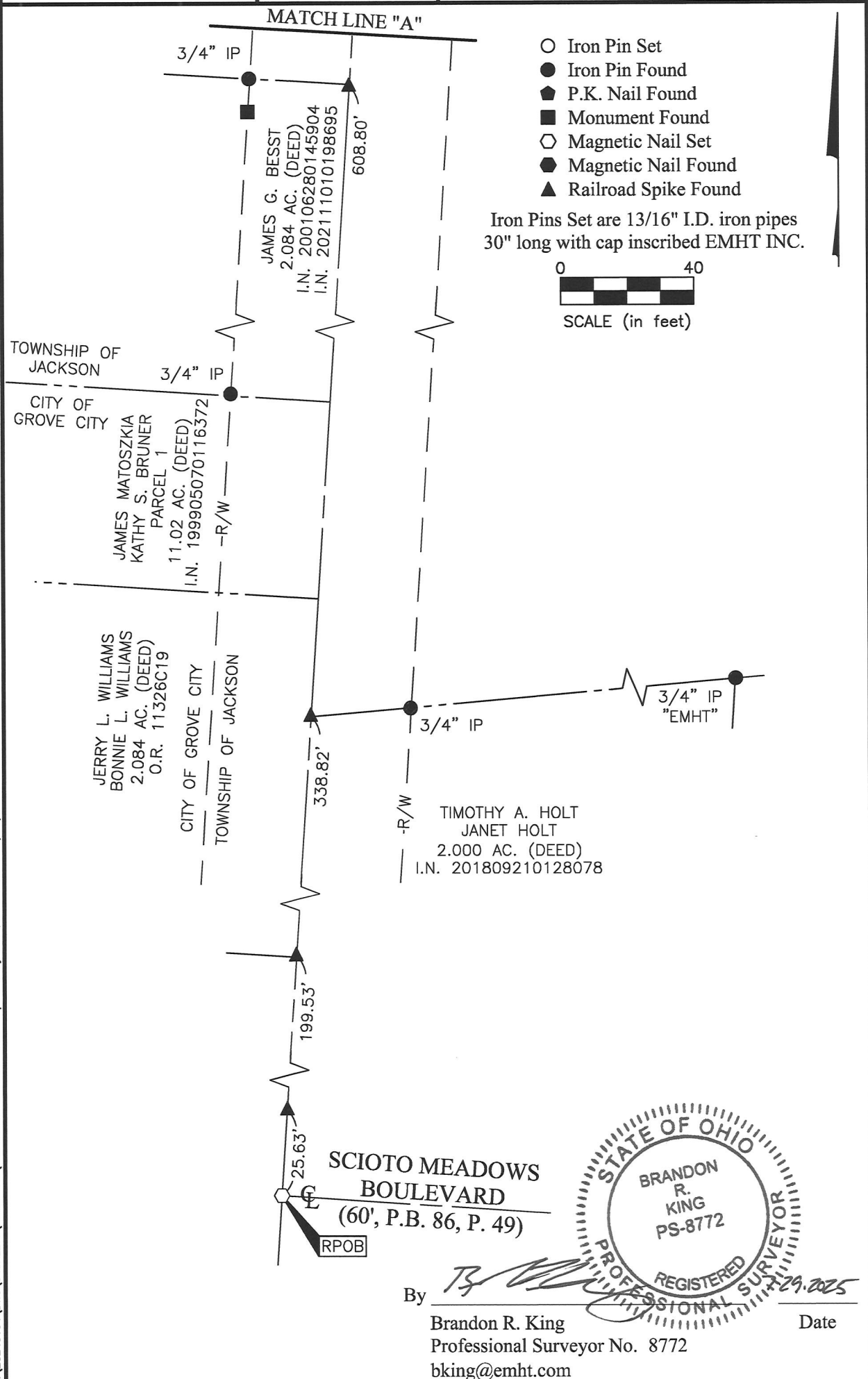
SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 29, 2025 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 3

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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
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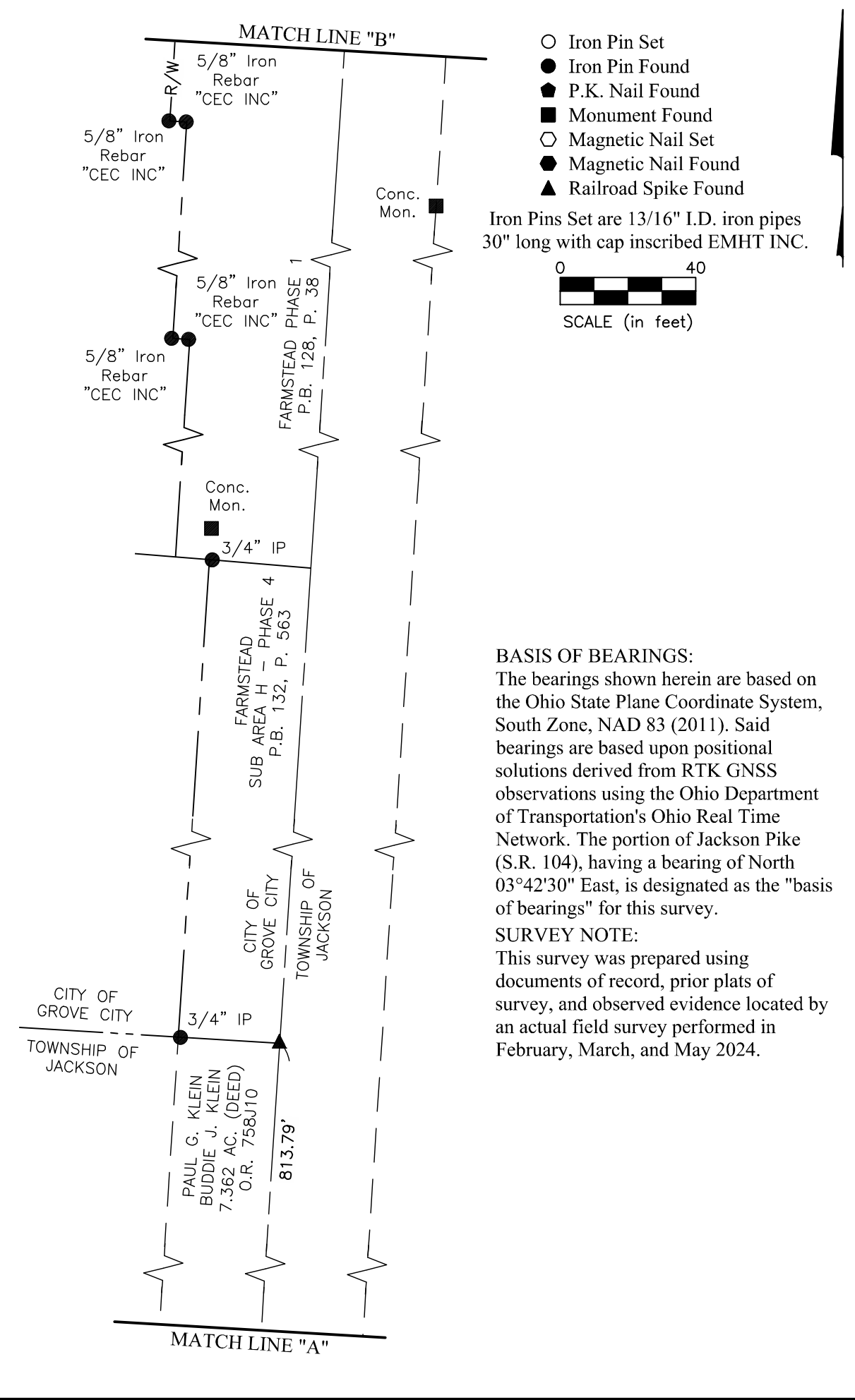
SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 29, 2025 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 2 of 3



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Engineers - Surveyors - Planners - Scientists
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SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

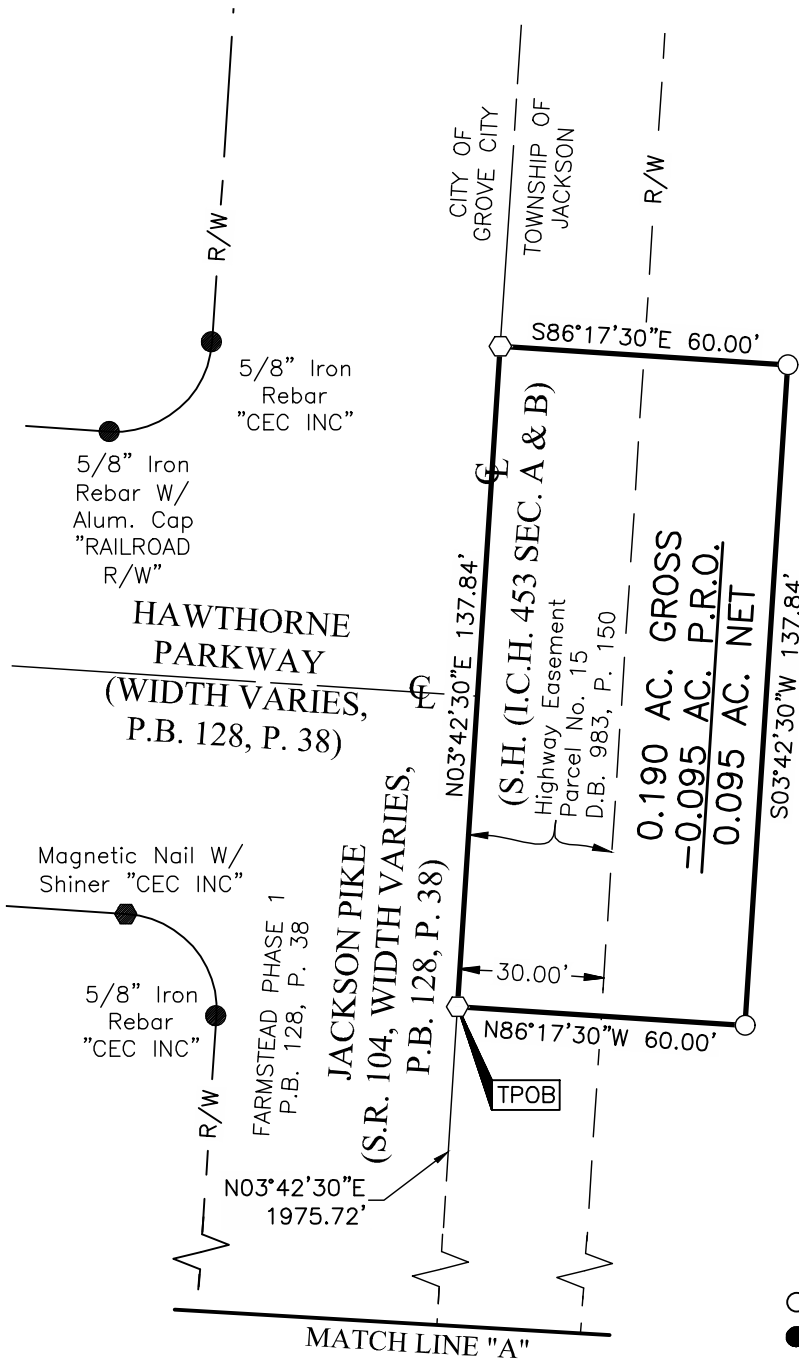
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 29, 2025

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 3 of 3



APPALACHIA OHIO ALLIANCE
TRACT 1
75.626 AC. (DEED)
I.N. 201803210037566
I.N. 201803210037568
I.N. 201803210037570
I.N. 201803210037572
I.N. 201803270039767
P.N. 160-000297

- Iron Pin Set
- Iron Pin Found
- ◆ P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



U:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 7/29/2025 12:54:34 PM last saved by BKING on 7/29/2025 12:53:37 PM

0.190 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, and being part of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder’s Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, (passing railroad spikes found at a distances of 25.63 feet, 199.53 feet, 338.82 feet, 608.80 feet and 813.79 feet) a total distance of 1975.72 feet to a magnetic nail set, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the westerly line of said 75.626 acre tract, and the easterly line of that subdivision titled “Farmstead Phase 1”, of record in Plat Book 128, Page 38, a distance of 137.84 feet to a magnetic nail set;

Thence across said 75.626 acre tract, the following courses and distances:

South 86° 17' 30" East, a distance of 60.00 feet to an iron pin set;

South 03° 42' 30" West, a distance of 137.84 feet to an iron pin set; and

North 86° 17' 30" West, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.190 acres, more or less, all of which is located within Auditor’s Parcel Number 160-000297 and of which 0.095 acre is located in the present roadway occupied.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Handwritten Signature]

July 29, 2025

Brandon R. King
Professional Surveyor No. 8772

Date

Date: 10-28-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: MR. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-42-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-42-25

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FROM MULTIPLE PROPERTIES FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING NORTH MEADOWS DRIVE AND THE SOUTHWEST AREA OVERPASS PROJECT

WHEREAS, the City of Grove City is responsible for the construction and maintenance of public infrastructure for the purpose of promoting prosperity, health, safety, and welfare of the general public; and

WHEREAS, the City of Grove City is planning to make improvements to North Meadows Drive and install the Southwest Area Overpass (“Project”) that will establish significant thoroughfare connectivity between Interstate 71 and the proposed Southwest Regional Medical and Innovation Gateway; and

WHEREAS, the Project will establish significant thoroughfare connectivity between Interstate 71 and the proposed Southwest Regional Medical and Innovation Gateway; and

WHEREAS, the Project is considered to be a priority need for the community; and

WHEREAS, the City’s Consulting Engineer has prepared plans for the Project as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from multiple property owners for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, as described and depicted in the attached exhibits; and

WHEREAS, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No. CR-37-25 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, in order to move forward with awarding the bid this Project in the proper timeline requires land acquisition be commenced.

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

SECTION 1. This Council considers it necessary and declares its authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owners described in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is depicted in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

SECTION 4. 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

PRELIMINARY APPROVAL

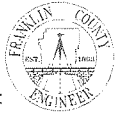
ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:32:01 AM

PENDING ORIGINALS

*Submitted via digital format



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

0.507 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Lot 2 of subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 2 being conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201801290011136 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at an iron pin set at the southeasterly corner of said Lot 2, a northeasterly corner of that 0.028 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201304110060273, in the westerly line of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201301220010812, in the westerly right-of-way line of North Meadows Drive (80' wide);

Thence North $01^{\circ} 06' 52''$ East, with the westerly line of said 0.891 acre tract, the westerly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201303200046817, and said westerly right-of-way line, passing a $\frac{3}{4}$ " iron pin found at 123.96 feet, a total distance of 146.31 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence crossing said Lot 2 the following courses and distances:

With the arc of a curve to the left, having a central angle of $06^{\circ} 53' 18''$, a radius of 1090.50 feet, an arc length of 131.11 feet, a chord bearing of North $44^{\circ} 47' 51''$ West and chord distance of 131.03 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $20^{\circ} 33' 54''$, a radius of 700.00 feet, an arc length of 251.25 feet, a chord bearing of North $18^{\circ} 11' 53''$ East and chord distance of 249.90 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of $15^{\circ} 49' 50''$, a radius of 610.00 feet, an arc length of 168.54 feet, a chord bearing of North $15^{\circ} 49' 50''$ East and chord distance of 168.00 feet to an iron pin set in the easterly right-of-way line of Interstate 71 (FRA-62-2.12, variable width);

Thence with said easterly right-of-way line and with the arc of a curve to the right, having a central angle of $00^{\circ} 54' 30''$, a radius of 11704.30 feet, an arc length of 185.54 feet, a chord bearing of North $41^{\circ} 44' 14''$ East and chord distance of 185.53 feet to an iron pin set in the westerly right-of-way line of said North Meadows Drive;

Thence with said westerly right-of-way line the following courses and distances:

With the arc of a curve to the left, having a central angle of $41^{\circ} 04' 35''$, a radius of 580.00 feet, an arc length of 415.81 feet, a chord bearing of South $21^{\circ} 39' 09''$ West and chord distance of 406.96 feet to an iron pin set; and

South $01^{\circ} 06' 52''$ West, a distance of 252.26 feet to the TRUE POINT OF BEGINNING, containing 0.507 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($\frac{13}{16}$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South $88^{\circ} 53' 10''$ East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

24 FEB 25

Date

2.480 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Lot 2 of subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 2 being conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201801290011136 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of said Lot 2, a northeasterly corner of that 0.028 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201304110060273, the westerly line of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 2013012200100812, in the westerly right-of-way line of North Meadows Drive (Variable width);

Thence North $81^{\circ} 53' 57''$ West, with the northerly line of said 0.028 acre tract and the northerly line of Lot 6 of the subdivision entitled "Gateway Business Park", of record in Plat Book 86, Page 4, passing an iron pin set at 15.11 feet, a total distance of 228.35 feet to a $3/4''$ iron pin found;

Thence North $38^{\circ} 51' 36''$ West, with said northerly line, a distance of 136.30 feet to a $3/4''$ iron pin found;

Thence North $87^{\circ} 22' 44''$ West, with said northerly line, a distance of 66.67 feet to a $3/4''$ iron pin with cap stamped "7385" found in the easterly right-of-way line of Interstate 71 (FRA-62-2.12, variable width);

Thence with said easterly right-of-way line and with the arc of a curve to the right, having a central angle of $03^{\circ} 09' 44''$, a radius of 11704.30 feet, an arc length of 645.98 feet, a chord bearing of North $39^{\circ} 42' 07''$ East and chord distance of 645.89 feet to an iron pin set;

Thence crossing said Lot 2 the following courses and distances:

With the arc of a curve to the left, having a central angle of $15^{\circ} 49' 50''$, a radius of 610.00 feet, an arc length of 168.54 feet, a chord bearing of South $15^{\circ} 49' 50''$ West and chord distance of 168.00 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $20^{\circ} 33' 54''$, a radius of 700.00 feet, an arc length of 251.25 feet, a chord bearing of South $18^{\circ} 11' 53''$ West and chord distance of 249.90 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of $06^{\circ} 53' 18''$, a radius of 1090.50 feet, an arc length of 131.11 feet, a chord bearing of South $44^{\circ} 47' 51''$ East and chord distance of 131.03 feet to an iron pin set in the westerly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201303200046817, in the westerly right-of-way line of said North Meadows Drive;

Thence South $01^{\circ} 06' 52''$ West, with said westerly right-of-way line, passing a $3/4''$ iron pin found at 22.35 feet, a total distance of 146.31 feet to the POINT OF BEGINNING, containing 2.480 acres of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

2.480 ACRES
-2-

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

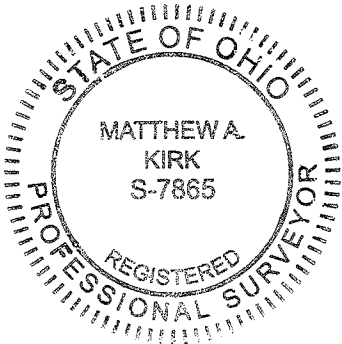
Matthew A. Kirk

24 FEB 25

Matthew A. Kirk
Professional Surveyor No. 7865

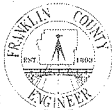
Date

MAK: jrm
2_480 ac. 20240061BNDY_01



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

ajstuart
02/28/2025 9:23:03 AM
PENDING ORIGINALS
*Submitted via digital format

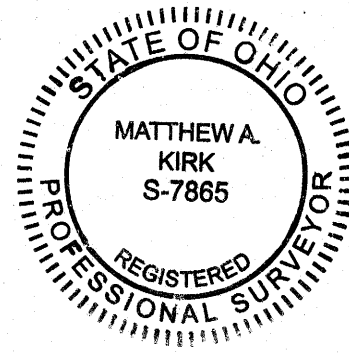
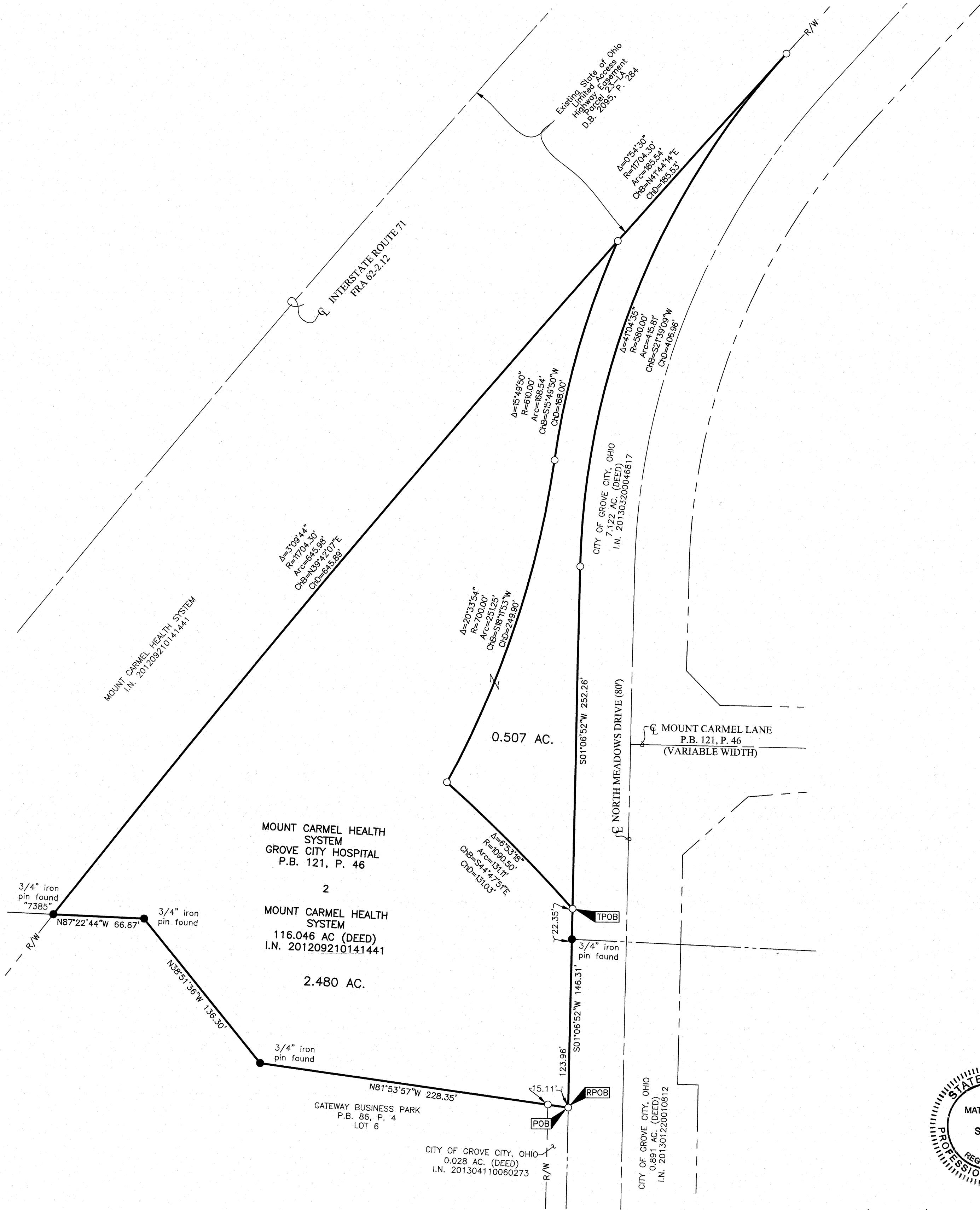


Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY SURVEY NO. 1434

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO



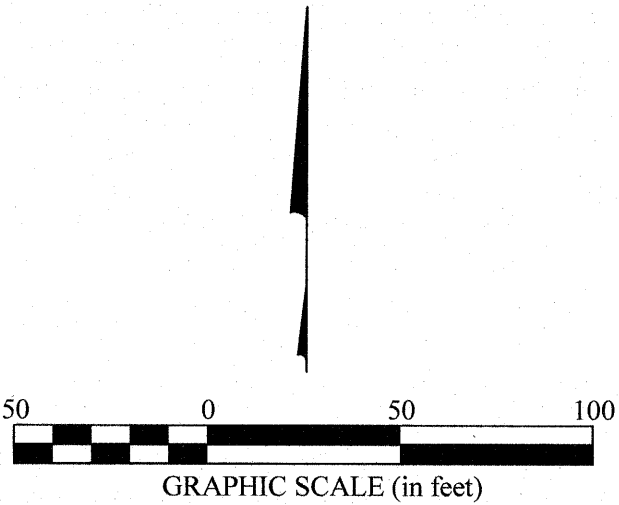
By Matthew A. Kirk Date 24 Feb 25
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Date: February 24, 2025
Scale: 1" = 50'		Job No: 20240061
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

0.052 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Lot 1 of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 1 being conveyed to Mount Carmel Health System by deed of record in Instrument Number 201209210141441 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at an iron pin set at the intersection of the northerly right-of-way line of Mount Carmel Lane (Plat Book 121, Page 46, variable width) and the easterly right-of-way line of North Meadows Drive (80' wide), in the easterly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201303200046817;

Thence with said northerly right-of-way line the following courses and distances:

South 43° 53' 09" East, a distance of 35.36 feet to an iron pin set;

South 88° 53' 10" East, a distance of 107.35 feet to a permanent marker set; and

With the arc of a curve to the left, having a central angle of 14° 24' 06", a radius of 480.00 feet, an arc length of 120.65 feet, a chord bearing of North 83° 54' 47" East and chord distance of 120.33 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence crossing said Lot 1 the following courses and distances:

With the arc of a curve to the right, having a central angle of 12° 19' 52", a radius of 354.50 feet, an arc length of 76.30 feet, a chord bearing of North 69° 46' 45" East and chord distance of 76.15 feet to an iron pin set;

North 75° 56' 41" East, a distance of 50.23 feet to an iron pin set; and

North 77° 33' 28" East, a distance of 290.64 feet to an iron pin set in said northerly right-of-way line;

Thence with said northerly right-of-way line the following courses and distances:

With the arc of a curve to the right, having a central angle of 04° 08' 23", a radius of 480.00 feet, an arc length of 34.68 feet, a chord bearing of South 74° 02' 38" West and chord distance of 34.67 feet to a permanent marker set;

South 76° 06' 50" West, a distance of 376.80 feet to a permanent marker set; and

With the arc of a curve to the right, having a central angle of 00° 35' 54", a radius of 480.00 feet, an arc length of 5.01 feet, a chord bearing of South 76° 24' 47" West and chord distance of 5.01 feet to the TRUE POINT OF BEGINNING, containing 0.052 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Permanent markers set, where indicated, are 1 inch solid iron pins with aluminum cap stamped EMHT INC.

0.052 ACRE
-2-

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

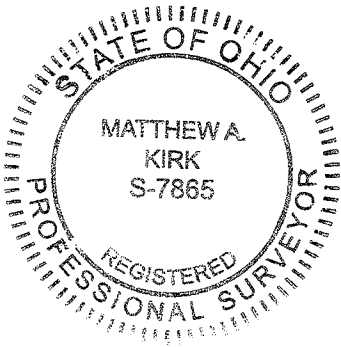
Matthew A. Kirk

27 Feb 25

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK: jrm
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PRELIMINARY APPROVAL

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

ajstuart

02/28/2025 9:38:00 AM

PENDING ORIGINALS

*Submitted via digital format



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

0.590 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Lot 1 of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 1 being conveyed to Mount Carmel Health System by deed of record in Instrument Number 201209210141441 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the intersection of the northerly right-of-way line of Mount Carmel Lane (Plat Book 121, Page 46, variable width) and the easterly right-of-way line of North Meadows Drive (80' wide), in the easterly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201303200046817;

Thence with said easterly line and easterly right-of-way line the following courses and distances:

North 01° 06' 52" East, a distance of 75.06 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 41° 04' 37", a radius of 500.00 feet, an arc length of 358.46 feet, a chord bearing of North 21° 39' 10" East and chord distance of 350.84 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 00° 36' 17", a radius of 11624.30 feet, an arc length of 122.70 feet, a chord bearing of North 42° 29' 37" East and chord distance of 122.70 feet to an iron pin set;

Thence crossing said Lot 1 the following courses and distances:

South 41° 49' 07" West, a distance of 16.28 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 58° 30' 33", a radius of 501.00 feet, an arc length of 511.61 feet, a chord bearing of South 12° 33' 50" West and chord distance of 489.67 feet to an iron pin set; and

With the arc of a curve to the left, having a central angle of 09° 50' 28", a radius of 179.50 feet, an arc length of 30.83 feet, a chord bearing of South 21° 36' 40" East and chord distance of 30.79 feet to an iron pin set in the northerly right-of-way line of said Mount Carmel Lane;

Thence with said northerly right-of-way line the following courses and distances:

North 88° 53' 10" West, a distance of 83.28 feet to an iron pin set; and

North 43° 53' 09" West, a distance of 35.36 feet to the POINT OF BEGINNING, containing 0.590 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

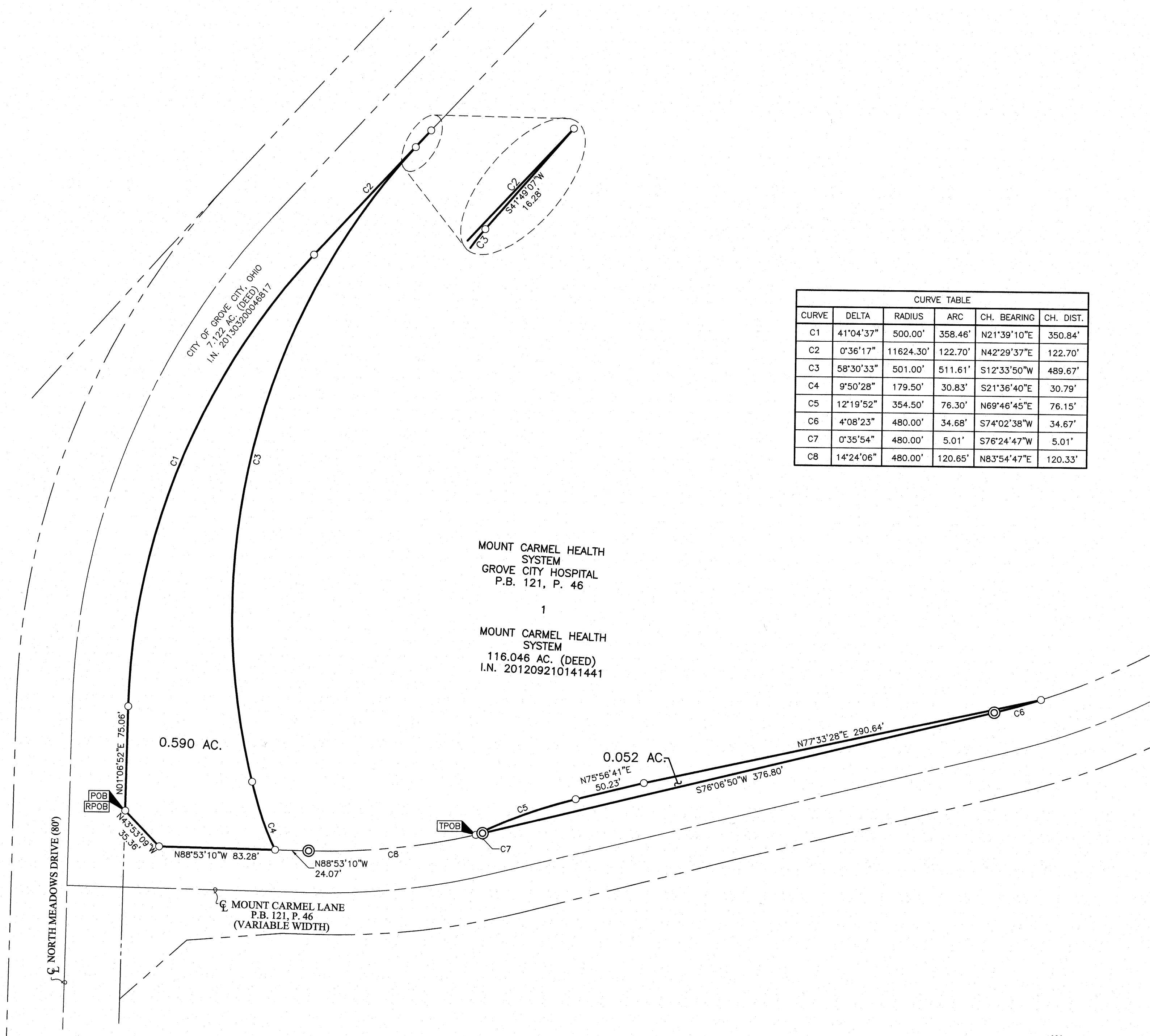
Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25
Date

SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY SURVEY NO. 1434

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	41°04'37"	500.00'	358.46'	N21°39'10"E	350.84'
C2	0°36'17"	11624.30'	122.70'	N42°29'37"E	122.70'
C3	58°30'33"	501.00'	511.61'	S12°33'50"W	489.67'
C4	9°50'28"	179.50'	30.83'	S21°36'40"E	30.79'
C5	12°19'52"	354.50'	76.30'	N69°46'45"E	76.15'
C6	4°08'23"	480.00'	34.68'	S74°02'38"W	34.67'
C7	0°35'54"	480.00'	5.01'	S76°24'47"W	5.01'
C8	14°24'06"	480.00'	120.65'	N83°54'47"E	120.33'

MOUNT CARMEL HEALTH
SYSTEM
GROVE CITY HOSPITAL
P.B. 121, P. 46

1
MOUNT CARMEL HEALTH
SYSTEM
116.046 AC. (DEED)
I.N. 201209210141441

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P.B. 121, P. 46

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MOUNT CARMEL HEALTH
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GROVE CITY HOSPITAL
P.B. 121, P. 46

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P.B. 121, P. 46

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0.604 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Reserve "A" of subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Reserve "A" being conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201801290011136 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southwesterly corner of said Reserve "A", the southeasterly corner of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201303200048617, the northeasterly corner of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201301220010812, the northwesterly corner of that 82.1825 acre tract conveyed to The Buckeye Ranch Foundation, Inc by deed of record in Instrument Number 201906240075600, in the easterly right-of-way line of North Meadows Drive (80' wide);

Thence North $01^{\circ} 06' 52''$ East, with the easterly line of said 7.122 acre tract and said easterly right-of-way line, a distance of 66.04 feet to an iron pin set in the southerly right-of-way line of Mount Carmel Lane (Plat Book 121, Page 46, variable width);

Thence with said southerly right-of-way line the following courses and distances:

North $48^{\circ} 03' 57''$ East, a distance of 64.22 feet to an iron pin set;

North $85^{\circ} 24' 12''$ East, a distance of 68.10 feet to an iron pin set;

South $88^{\circ} 53' 10''$ East, a distance of 24.98 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $15^{\circ} 41' 55''$, a radius of 542.00 feet, an arc length of 148.50 feet, a chord bearing of North $83^{\circ} 15' 52''$ East and chord distance of 148.04 feet to an iron pin set; and

North $75^{\circ} 24' 54''$ East, a distance of 157.63 feet to an iron pin set;

Thence crossing said Reserve "A" the following courses and distances:

South $73^{\circ} 34' 50''$ West, a distance of 112.85 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $29^{\circ} 57' 52''$, a radius of 281.50 feet, an arc length of 147.22 feet, a chord bearing of South $58^{\circ} 35' 54''$ West and chord distance of 145.55 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $81^{\circ} 54' 34''$, a radius of 26.50 feet, an arc length of 37.88 feet, a chord bearing of South $02^{\circ} 39' 41''$ West and chord distance of 34.74 feet to an iron pin set; and

South $38^{\circ} 17' 36''$ East, a distance of 50.28 feet to an iron pin set in the northerly line of said 82.1825 acre tract;

Thence North $87^{\circ} 22' 44''$ West, with said northerly line, a distance of 238.80 feet to the POINT OF BEGINNING, containing 0.604 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

0.604 ACRE
-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

24 FEB 25
Date

MAK: jrm
0_604 ac. 20240061BNDY_04



PRELIMINARY APPROVAL

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

ajstuart

02/26/2025 9:19:45 AM

PENDING ORIGINALS

*Submitted via digital format



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



VIRGINIA MILITARY SURVEY NO. 1434

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 24, 2024

Scale: 1" = 50'

Job No: 2024-0061

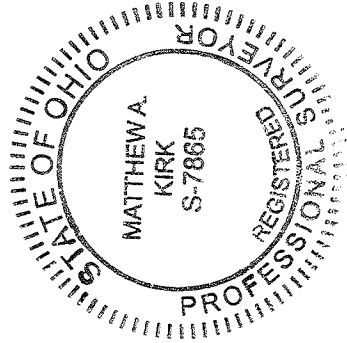
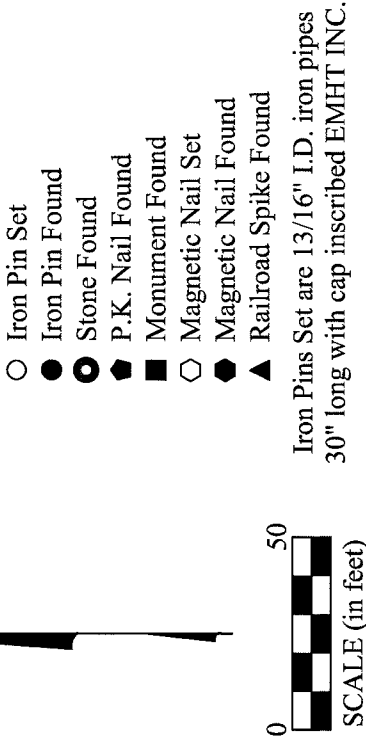
Sheet No: 1 of 1

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.



By Matthew A. Kirk 24 Feb 25
Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com



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

0.080 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of the right-of-way of Mount Carmel Lane as dedicated on the subdivision plat entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at a permanent marker set at the centerline intersection of Mount Carmel Lane (Plat Book 121, Page 46, variable width) and North Meadows Drive (Instrument Number 201303200046817, 80' wide);

Thence South 88° 53' 10" East, with the centerline of said Mount Carmel Lane, a distance of 148.28 feet to a point;

Thence North 01° 06' 50" East, crossing the right of way of said Mount Carmel Lane, a distance of 30.00 feet to an iron pin set in the northerly right of way line of said Mount Carmel Lane, the TRUE POINT OF BEGINNING for this description;

Thence with said northerly right-of-way line the following courses and distances:

South 88° 53' 10" East, a distance of 24.08 feet to a permanent marker set;

With the arc of a curve to the left, having a central angle of 14° 24' 06", a radius of 480.00 feet, an arc length of 120.65 feet, a chord bearing of North 83° 54' 47" East and chord distance of 120.33 feet to an iron pin set;

Thence crossing the right-of-way of said Mount Carmel Lane the following courses and distances:

With the arc of a curve to the left, having a central angle of 07° 39' 52", a radius of 354.50 feet, an arc length of 47.42 feet, a chord bearing of South 59° 46' 53" West and chord distance of 47.39 feet to an iron pin set;

South 55° 56' 57" West, a distance of 52.77 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 83° 34' 08", a radius of 26.50 feet, an arc length of 38.65 feet, a chord bearing of North 82° 15' 58" West and chord distance of 35.32 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of 13° 57' 01", a radius of 179.50 feet, an arc length of 43.70 feet, a chord bearing of North 33° 30' 25" West and chord distance of 43.60 feet to the TRUE POINT OF BEGINNING, containing 0.080 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Permanent markers set, where indicated, are 1 inch solid iron pins with aluminum cap stamped EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25
Date



VIRGINIA MILITARY SURVEY NO. 1434

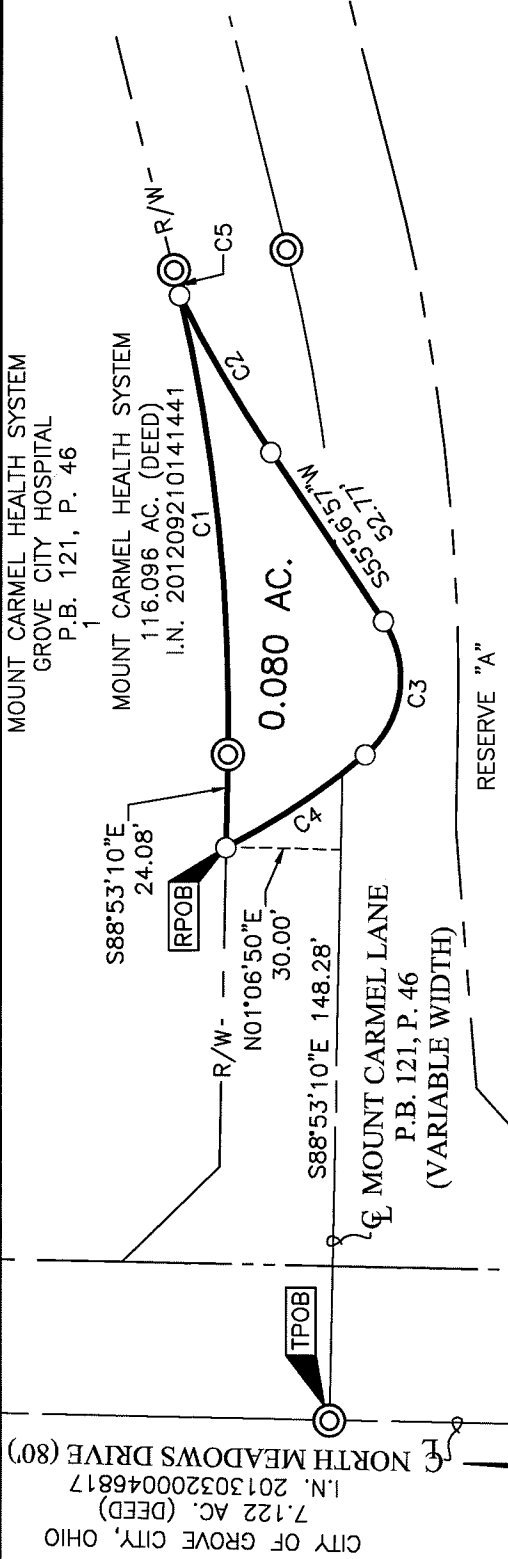
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 27, 2025

Scale: $1'' = 50'$

Job No: 2024-0061

Sheet No: 1 of 1

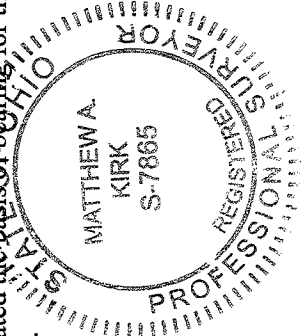


SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.



By Whittaker a. Glick 27 Feb 25

Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	14°24'06"	480.00'	120.65'	N83°54'47"E	120.33'
C2	7°39'52"	354.50'	47.42'	N59°46'53"E	47.39'
C3	83°34'08"	26.50'	38.65'	N82°15'58"W	35.32'
C4	13°57'01"	179.50'	43.70'	N33°30'25"W	43.60'
C5	0°35'54"	480.00'	5.01'	S76°24'47"W	5.01'

- Iron Pin Set
● Iron Pin Found
◐ Stone Found
◆ P.K. Nail Found
■ Monument Found
◑ Magnetic Nail Set
◆ Magnetic Nail Found
▲ Railroad Spike Found
◎ Permanent Marker Set

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap stamped EMHT INC. Permanent Markers set are one-inch solid iron pins with aluminum cap stamped EMHT INC.



**4.338 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of that 82.1825 acre tract of land conveyed to The Buckeye Ranch Foundation, Inc by deed of record in Instrument Number 201906240075600 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southwesterly corner of Reserve "A" of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, the southeasterly corner of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201303200048617, the northeasterly corner of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201301220010812, in the easterly right-of-way line of North Meadows Drive (Variable width);

Thence South 87° 22' 44" East, with the southerly line of said Reserve "A", a distance of 273.49 feet to an iron pin set;

Thence crossing said 82.1825 acre tract the following courses and distances:

South 33° 35' 55" East, a distance of 46.22 feet to an iron pin set;

South 56° 24' 05" West, a distance of 28.27 feet to an iron pin set;

South 14° 58' 01" East, a distance of 19.81 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 32° 45' 43", a radius of 244.50 feet, an arc length of 139.81 feet, a chord bearing of South 09° 35' 54" East and chord distance of 137.91 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 22° 01' 02", a radius of 264.50 feet, an arc length of 101.64 feet, a chord bearing of South 17° 47' 28" West and chord distance of 101.02 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 09° 30' 06", a radius of 779.00 feet, an arc length of 129.19 feet, a chord bearing of South 24° 02' 56" West and chord distance of 129.04 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 64° 53' 45", a radius of 61.00 feet, an arc length of 69.09 feet, a chord bearing of South 13° 08' 59" East and chord distance of 65.46 feet to an iron pin set;

South 44° 24' 08" West, a distance of 1.00 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 45° 35' 52", a radius of 258.00 feet, an arc length of 205.32 feet, a chord bearing of South 22° 47' 56" East and chord distance of 199.95 feet to an iron pin set;

South 00° 00' 00" East, a distance of 130.20 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 41° 16' 53", a radius of 23.50 feet, an arc length of 16.93 feet, a chord bearing of South 20° 38' 26" East and chord distance of 16.57 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 262° 33' 45", a radius of 61.00 feet, an arc length of 279.54 feet, a chord bearing of North 90° 00' 00" West and chord distance of 91.68 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 41° 16' 53", a radius of 23.50 feet, an arc length of 16.93 feet, a chord bearing of North 20° 38' 26" East and chord distance of 16.57 feet to an iron pin set;

North 00° 00' 00" East, a distance of 109.36 feet to an iron pin set;

4.338 ACRES

-2-

With the arc of a curve to the left, having a central angle of $31^{\circ} 12' 07''$, a radius of 163.21 feet, an arc length of 88.88 feet, a chord bearing of North $19^{\circ} 09' 19''$ West and chord distance of 87.79 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $15^{\circ} 23' 58''$, a radius of 482.00 feet, an arc length of 129.55 feet, a chord bearing of North $41^{\circ} 43' 05''$ West and chord distance of 129.16 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $41^{\circ} 12' 26''$, a radius of 30.00 feet, an arc length of 21.58 feet, a chord bearing of North $70^{\circ} 01' 17''$ West and chord distance of 21.11 feet to an iron pin set;

South $89^{\circ} 22' 30''$ West, a distance of 52.32 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $30^{\circ} 05' 24''$, a radius of 88.00 feet, an arc length of 46.21 feet, a chord bearing of South $74^{\circ} 19' 48''$ West and chord distance of 45.69 feet to an iron pin set; and

With the arc of a curve to the left, having a central angle of $13^{\circ} 21' 21''$, a radius of 500.00 feet, an arc length of 116.55 feet, a chord bearing of South $52^{\circ} 36' 25''$ West and chord distance of 116.29 feet to an iron pin set in the easterly line of that 0.488 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201304110060273 in the easterly right of way line of said North Meadows Drive;

Thence with said easterly right of way line the following courses and distances:

North $01^{\circ} 06' 52''$ East, a distance of 43.58 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $30^{\circ} 27' 01''$, a radius of 580.00 feet, an arc length of 308.25 feet, a chord bearing of North $16^{\circ} 20' 22''$ East and chord distance of 304.63 feet to an iron pin set;

North $01^{\circ} 06' 52''$ East, a distance of 63.54 feet to an iron pin set;

South $88^{\circ} 53' 08''$ East, a distance of 15.00 feet to an iron pin set;

North $01^{\circ} 06' 52''$ East, a distance of 100.00 feet to an iron pin set;

North $88^{\circ} 53' 08''$ West, a distance of 15.00 feet to an iron pin set; and

North $01^{\circ} 06' 52''$ East, a distance of 103.00 feet to the POINT OF BEGINNING, containing 4.338 acres of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South $88^{\circ} 53' 10''$ East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 Feb 25
Date

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

MOUNT CARMEL HEALTH SYSTEM
GROVE CITY HOSPITAL
P.B. 121, P. 46

RESERVE "A"

CITY OF GROVE CITY, OHIO
7.122 AC. (DEED)
I.N. 201303200046817

CITY OF GROVE CITY, OHIO
I.N. 201801290011136

S87°22'44"E 273.49'

S33°35'55"E
46.22'

S56°24'05"W
28.27'
S14°58'01"E
19.81'

N01°06'52"E 103.00'

N88°53'08"W
15.00'

S88°53'08"E
15.00'

N01°06'52"E
63.54'

THE BUCKEYE RANCH
FOUNDATION, INC
82.1825 AC. (DEED)
I.N. 201906240075600

4.338 AC.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	32°45'43"	244.50'	139.81'	S09°35'54"E	137.91'
C2	22°01'02"	264.50'	101.64'	S17°47'28"W	101.02'
C3	9°30'06"	779.00'	129.19'	S24°02'56"W	129.04'
C4	64°53'45"	61.00'	69.09'	S13°08'59"E	65.46'
C5	45°35'52"	258.00'	205.32'	S22°47'56"E	199.95'
C6	41°16'53"	23.50'	16.93'	S20°38'26"E	16.57'
C7	262°33'45"	61.00'	279.54'	N90°00'00"W	91.68'
C8	41°16'53"	23.50'	16.93'	N20°38'26"E	16.57'
C9	31°12'07"	163.21'	88.88'	N19°09'19"W	87.79'
C10	15°23'58"	482.00'	129.55'	N41°43'05"W	129.16'
C11	41°12'26"	30.00'	21.58'	N70°01'17"W	21.11'
C12	30°05'24"	88.00'	46.21'	S74°19'48"W	45.69'
C13	13°21'21"	500.00'	116.55'	S52°36'25"W	116.29'
C14	30°27'01"	580.00'	308.25'	N16°20'22"E	304.63'

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

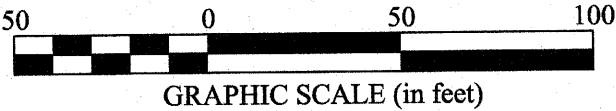
Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By Matthew A. Kirk 27 Feb 25
Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Date:	February 27, 2025
	Scale:	1" = 50'
	Job No:	2024-0061
	Sheet:	1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

Job Title / 20240061-VS-BNDY-05





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

0.201 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Lot 6 of the subdivision entitled "Gateway Business Park", of record in Plat Book 86, Page 4, said Lot 6 being conveyed to Exeter 5701 Meadows, L.P. by deed of record in Instrument Number 202312110128539 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at an iron pin set at the southeasterly corner of Lot 2 of the subdivision entitled "Mount Carmel Health system Grove City Hospital", of record in Plat Book 121, Page 46, a northeasterly corner of that 0.028 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201304110060273, in the westerly right-of-way line of North Meadows Drive (Variable width);

Thence North 81° 53' 57" West, with the northerly line of said 0.028 acre tract and the southerly line of said Lot 2, a distance of 15.11 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence with said westerly right of way line and the westerly line of said 0.028 acre tract the following courses and distances:

South 01° 06' 52" West, a distance of 82.98 feet to an iron pin set; and

South 88° 53' 08" East, a distance of 15.00 feet to an iron pin set;

Thence South 01° 06' 52" West, with said westerly right-of-way line and the westerly line of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201301220010812, a distance of 30.33 feet to an iron pin set;

Thence crossing said Lot 6 the following courses and distances:

North 47° 41' 41" West, a distance of 120.35 feet to an iron pin set;

North 85° 52' 18" West, a distance of 60.69 feet to an iron pin set;

North 00° 00' 52" East, a distance of 28.00 feet to an iron pin set; and

North 40° 18' 51" West, a distance of 29.32 feet to an iron pin set in the southerly line of said Lot 2;

Thence South 81° 53' 57" East, with said southerly line, a distance of 157.28 feet to the TRUE POINT OF BEGINNING, containing 0.201 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located by a field survey performed in June, 2011.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25

Date

SURVEY OF ACREAGE PARCEL

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

VIRGINIA MILITARY SURVEY NO. 1434

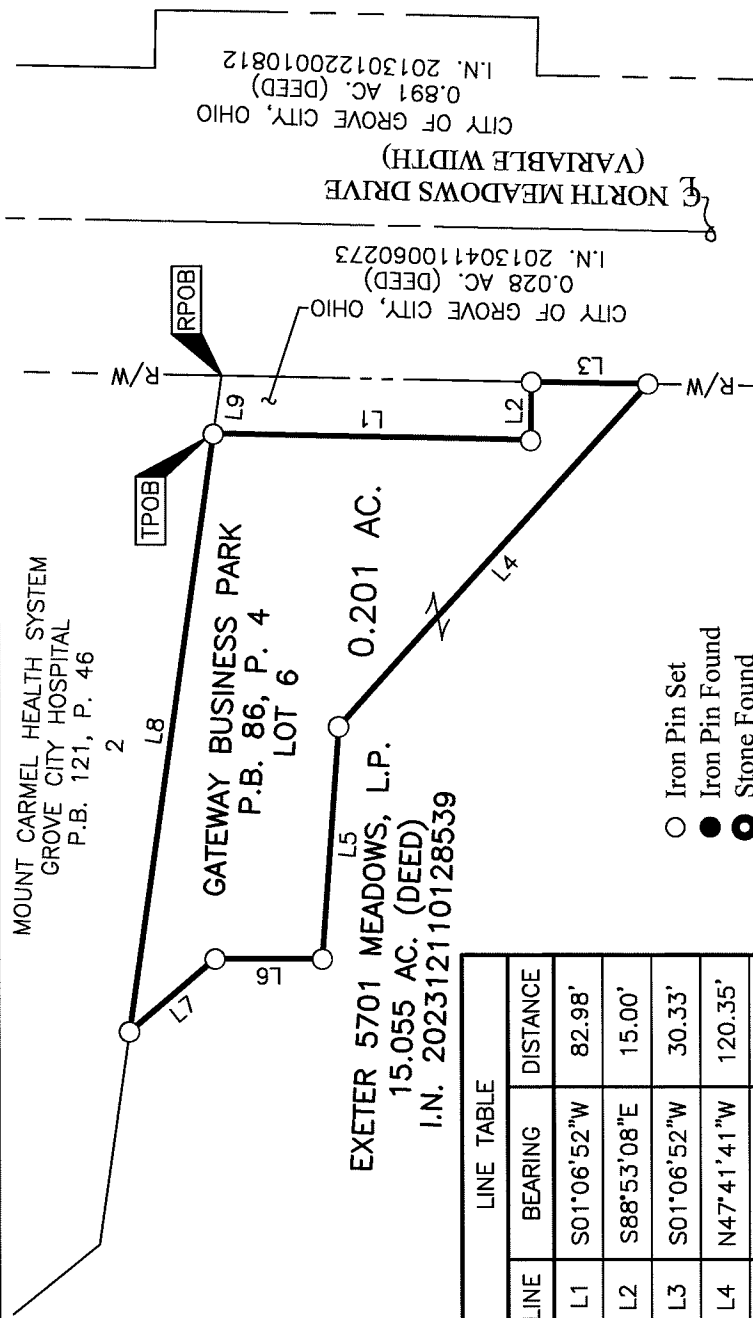
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 27, 2025

Scale: 1" = 50'

Job No: 2024-0061

Sheet No: 1 of 1

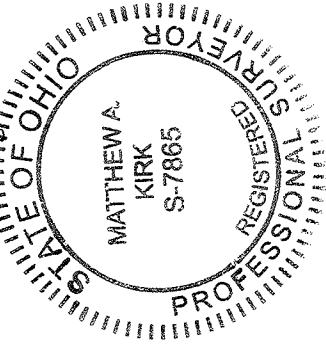


SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°06'52"W	82.98'
L2	S88°53'08"E	15.00'
L3	S01°06'52"W	30.33'
L4	N47°41'41"W	120.35'
L5	N85°52'18"W	60.69'
L6	N00°00'52"E	28.00'
L7	N40°18'51"W	29.32'
L8	S81°53'57"E	157.28'
L9	N81°53'57"W	15.11'

- Iron Pin Set
 - Iron Pin Found
 - ◐ Stone Found
 - ◆ P.K. Nail Found
 - Monument Found
 - ◊ Magnetic Nail Set
 - ◆ Magnetic Nail Found
 - ▲ Railroad Spike Found
- Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

By Matthew A. Kirk Date 27 Feb 25
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

Date: 11-28-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-43-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-43-25

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN ADDENDUM WITH THE SOUTH-WESTERN CITY SCHOOL DISTRICT FOR THE KINGSTON SITE

WHEREAS, the City of Grove City and South-Western City School District have a current agreement for the use of Kingston site; and

WHEREAS, the City and the District have agreed, via an addendum, to extend the current agreement; and

WHEREAS, because this addendum exceeds twelve months, it must be approved by Ordinance.

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

SECTION 1. The City Administrator is hereby authorized to enter into an addendum with the South-Western City School District as attached hereto as Exhibit A.

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

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

ADDENDUM TO LEASE AGREEMENT

Now appear:

- 1) South-Western City School District Board of Education, hereafter “Landlord”
OR “Lessor”, and,
- 2) The City of Grove City, Ohio, an Ohio Municipal Corporation, hereafter
“Lessee” OR “Tenant”.

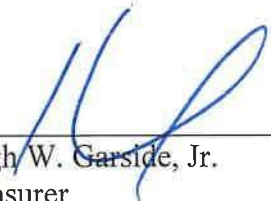
Both of the aforementioned are parties to a certain Lease Agreement dated January 1, 2016 (collectively “Lease”). The parties execute this Addendum for the purpose of memorializing, amending, striking, and/or for the inclusion of new provisions with respect to the original provisions, which they hereby incorporate into their Lease:

1. The current lease expires on December 31, 2025. The parties agree to extend the lease for the property located at 3226 Kingston Avenue beginning on January 1, 2026 for an additional term of One Hundred and Twenty (120) Months. This Lease Agreement shall continue to automatically renew for subsequent One Hundred and Twenty (120) Month terms unless, not less than One (1) year prior to the end of any renewal lease term, either Party provides to the other its written notice to terminate.
2. Section 6 of the Lease is hereby amended to add the following: If Landlord needs to use the premises for educational purposes, they shall provide Tenant at least One (1) year notice.
3. The remainder of the terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have affixed their signatures to this Addendum to their Lease Agreement on this the 13th day of October, 2025.

Landlord:

South-Western City School District



Hugh W. Garside, Jr.
Treasurer

Tenant:

**The City of Grove City
an Ohio Municipal Corporation**

Charles W. Boso, Jr.
City Administrator

Approved as to form:



Stephen J. Smith, Law Director

0127090.0607160 4872-4453-7950v2

Date: 10-28-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-44-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-25

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN ADDENDUM WITH THE SOUTH-WESTERN CITY SCHOOL DISTRICT FOR THE BROOKPARK SITE

WHEREAS, the City of Grove City and South-Western City School District have a current agreement for the use of the Brookpark site; and

WHEREAS, the City and the District have agreed, via an addendum, to clarify certain aspects of the original agreement; and

WHEREAS, because this addendum exceeds twelve months, it must be approved by Ordinance.

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

SECTION 1. The City Administrator is hereby authorized to enter into an addendum with the South-Western City School District as attached hereto as Exhibit A.

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

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

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF GROVE CITY AND THE
SOUTH-WESTERN CITY SCHOOL DISTRICT**

This Memorandum of Understanding (this “Memorandum”) is entered into and effective as of this 13th day of October, 2025, by and between the City of Grove City, 4035 Broadway, Grove City, Ohio 43123 (the “City”), and South-western City School District, 3805 Marlane Drive, Grove City, Ohio 43123 (“SWCS”) (hereinafter individually referred to as a “Party” and collectively referred to as the “Parties”). This Memorandum is intended to document the Parties’ intentions to clarify certain provisions stated in the “Brookpark Lease Agreement” dated November 7, 2019.

RECITALS

WHEREAS, on November 7, 2019, the Parties executed the “Brookpark Lease Agreement” (“Lease”) for the property located at 2803 Southwest Blvd., Grove City, Ohio 43123 (“Premises”); and

WHEREAS, the current Lease term expires on July 31, 2032; and

WHEREAS, since the Lease began, circumstances have changed so that it is necessary to clarify certain aspects of the Lease; and

NOW THEREFORE, in consideration of the foregoing and of the covenants and agreements herein contained, the Parties, intending to be legally bound, agree as follows:

I. General Provisions

The purpose of this Memorandum of Understanding (“MOU”) is to clarify certain provisions stated in the Lease. This MOU does not alter or amend the Lease, between South-western City School District Board of Education (Landlord) and the City of Grove City, Ohio, and Ohio municipal corporation (Tenant).

II. Article 1. PREMISES.

- Exhibit B is hereby amended as Exhibit B1.
- The Parties agree that the intent is to remove the existing modular structures on the Premises, and this shall be done at Landlord’s sole expense.

III. Section 5. MAINTENANCE REPAIRS, IMPROVEMENTS AND REPLACEMENTS.

Under the Lease, the Tenant is responsible for “repairs, replacement and improvements to the interior and exterior of the building, including, but not limited to the roof...”. The Parties

agree to work together to correct leaks due to normal wear and tear to the existing roof structure with the intent to prolong the life of the existing roof structure through the initial term of the Lease.

IV. Section 8. UTILITIES AND SERVICES.

Under the Lease, Tenant is responsible for the payment of all utilities and cleaning/trash services on the Premises during the Lease Term. Due to the change in building space usage for school operations as shown in Exhibit B1, the Parties agree to prorate utilities based on a formula originated by Landlord with space use being part of criteria. Tenant agrees to begin reimbursement of utility cost effective December 1, 2025 to the Landlord in the amount of Twenty-Five Thousand Dollars (\$25,000.00) per year for all utilities and cleaning/trash services on the Premises.

The City and SWCS have hereunto subscribed their names on the day and year first aforesaid.

SOUTH-WESTERN CITY SCHOOL DISTRICT

By: _____

HUGH GARSON, TREASURER

CITY OF GROVE CITY, OHIO,

an Ohio municipal corporation

By: _____

Charles W. Boso, Jr.
City Administrator

Approved as to form: _____

Stephen J. Smith
Stephen J. Smith, Law Director

0127090.0607160 4906-1774-1399v2

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: _____
Current Expense: X

No.: C-47-25
1st Reading: 11/17/25
Public Notice: 11/18/25
2nd Reading: 12/01/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-47-25

AN ORDINANCE TO APPROPRIATE \$25,000 FROM THE SENIOR NUTRITION FUND FOR CURRENT EXPENSES

WHEREAS, the 37th annual Mayor's Cup Golf Outing and the 3rd annual Mayor's Pickleball Open were successfully hosted this year; and

WHEREAS, funds raised from these events are donated to the LifeCare Alliance Meals-on-Wheels Program; and

WHEREAS, approximately 300 individuals are served on a weekly basis through these programs in Grove City and Jackson Township; and

WHEREAS, LifeCare Alliance administers Meals on Wheels and a senior dining site at the Evans Center to provide hot nutritional meals for homebound residents and adults aged 60 and over in Grove City and Jackson Township; and

WHEREAS, combining this appropriation with existing appropriations will allow for a donation of \$30,000 to LifeCare Alliance.

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

SECTION 1. There is hereby appropriated \$25,000.00 from the unappropriated monies of the Senior Nutrition Fund to account number 108000.559000.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 11/12/2025
Introduced By: Mr. Berry
Committee: Parks
Originated By: Ms. Anderson
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-51-25
1st Reading: 11-17-25
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-51-25

A RESOLUTION SUPPORTING THE TOWN CENTER PARK CONCEPT PLAN

WHEREAS, at the September 15, 2025 Council Meeting, Schooley Caldwell Associates and Realm presented an updated concept plan for the Town Center Park; and

WHEREAS, Council Members voiced support and provided feedback on this concept; and

WHEREAS, this Park is part of the City's overall Parks & Recreation Long-Range Plan; and

WHEREAS, while the Community Center continues to be a high priority, Council recognizes the need to move forward with the planning of the Town Center Park Improvements in conjunction with the many initiatives of the Parks and Recreation Department.

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

SECTION 1. This Council supports the Town Center Park Concept Plan, as presented to them on September 15, 2025.

SECTION 2. Council further supports the efforts to continue the development of the improvements to the Town Center Park, in conjunction with the efforts for a Community Center and other Parks & Recreation projects.

SECTION 3. This resolution 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, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law