GROVE CITY, OHIO - CITY COUNCIL
Agenda

April 20, 2026 | 7:00 PM | Regular Meeting

Call to Order | Roll Call | Approval of Minutes | Welcome & Reading of Agenda

LANDS:

Ordinance C-12-26	Approve the Rezoning of 26.904+ acres located at 4910 Hoover Road from SF-1 (single-family residential) to SD-1 (educational). Second reading and public hearing.
Ordinance C-13-26	Accept the Annexation of 0.505 acres located at 2332 White Road. Second reading and public hearing.
Resolution CR-09-26	Approve the Preliminary Development Plan for Patrick Properties located South of Grove City Road and West of Demorest Road.
Resolution CR-10-26	Approve the Development Plan for LaQuinta Hotel located at 4197 Marlane Drive.

SAFETY:

Ordinance C-15-26	Enact Section 505.19 of the Codified Ordinances titled Chickens and Ducks. First reading.

FINANCE:

Ordinance C-10-26	Appropriate $75,000.00 from the General Fund for the current expense of the CARES Healthcare Reimbursement Pilot Program. Second reading and public hearing.
Ordinance C-14-26	Appropriate $1,142,950.96 from the County Permissive Motor Vehicle License Fund for the Current Expense of the 2026 Street Maintenance Program and the McDowell Road Project. Second reading and public hearing.
Resolution CR-11-26	Authorize participation in the Ohio Department of Transportation Contract for Road Salt.

Call for New Business | Call for Dept. Reports & Closing Comments | Adjourn

ON FILE Minutes of: 04-06-26 Council; 04-07-26 Planning Commission

Date: 03/10/26	No.: C-12-26
Introduced By: Mr. Holinga	1st Reading: 03/16/26
Committee: Lands	Public Notice: 03/17/26
Originated By: Plan. Comm.	2nd Reading: 04/06/26
Approved:	Passed: ____ Rejected:
Emergency: ___ 30 Days: __	Codified: ___ Code No:
Current Expense:	Passage Publication:

ORDINANCE C-12-26

AN ORDINANCE FOR THE REZONING OF
26.904± ACRES AT 4910 HOOVER ROAD FROM SF-1 TO SD-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 approved the rezoning on March 3, 2026; 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 SF-1 to SD-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6840 *and being part of a 26.904 acre tract conveyed to Grove City Church of the Nazarene, by deed, as recorded in Official Records, Deed Book 34023, page B17, 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.

_____
Ted A. Berry, President of Council

Passed:
Effective:

_____
Richard L. Stage, Mayor

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

I Certify that this ordinance
is correct as to form. _____

Stephen J. Smith, Director of Law

C-12-26
Exhibit A

KORDA

DESCRIPTION OF A 26.742± ACRE TRACT FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Franklin County, OH

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

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

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

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

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

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

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

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

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

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

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

STATE OF OHIO
DAVID R. HIMMELMAN
S-8862
REGISTERED PROFESSIONAL SURVEYOR

6/9/25
Date

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
fasanto
06/10/2025 10:08:45 AM
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

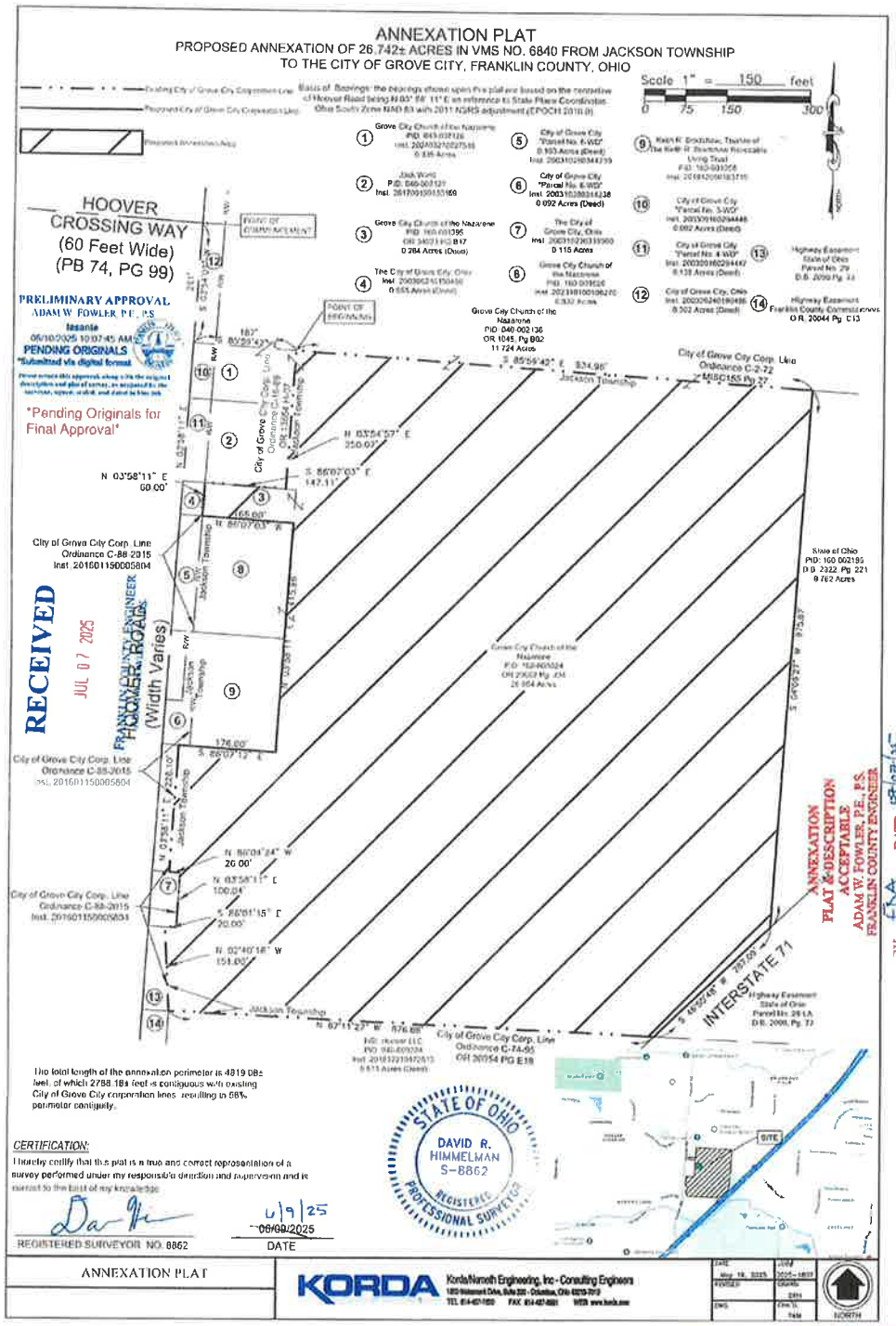
Pending Originals for Final Approval

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDA DATE: 07/07/25

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

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Franklin County, OH

C-12-26



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Franklin County Planning Department
Franklin County, OH

Date: 03-23-26	No.: C-13-26
Introduced By: Mr. Sturm	1st Reading: 04/06/26
Committee: Finance	Public Notice: 04/07/26
Originated By: Mayor Stage	2nd Reading: 04/20/26
Approved:	Passed: ____ Rejected:
Emergency: ___ 30 Days: ____	Codified: ___ Code No:
Current Expense:	Passage Publication:

ORDINANCE C-13-26

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.505± ACRES LOCATED AT 2332 WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.505± acres, more or less, in Jackson Township was duly filed by Brigette D. and Benjamin T. Hicks; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on January 20, 2026; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on January 27, 2026.

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

SECTION l. The proposed annexation, as applied for in the petition of Brigette D. and Benjamin T. Hicks, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on December 08, 2025 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on January 20, 2026, be and the same is hereby accepted.

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

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

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

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

_____

Ted A. Berry, 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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9:00 AM
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Franklin County, OH

C-13-26
Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
FAA DATE: 11/20/25

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

Proposed 0.505 Acre Annexation Description

From: Jackson Township, Franklin County, State of Ohio

To: The City of Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, being in the Virginia Military Survey Number 8231. Being all of the 0.505 acre tract conveyed to Brigette D. Hicks and Benjamin T. Hicks, Trustees by deed of record in Instrument Number 202503110023633, and being further described as follows:

Beginning at the southwest corner of said 0.505 acre tract, also beginning on the Northeast corner of that 0.069 acre tract conveyed to City of Grove City by deed of record in Instrument number 20143050026574 and the Northwest corner of that 0.069 acre tract conveyed to City of Grove City by deed of record in Instrument number 201403050026589, located on the north right of way line of White Road (width varies), and also beginning at the southeast corner of that 0.505 acre tract conveyed to Susan Graham by deed of record in Instrument Number 20230602054221;

Thence in a Northerly direction, a distance of approximately 220 feet along the common line of said Graham and Hicks Tracts, to the south line of lot 74 of Keller Farms Subdivision Sec. 4 recorded in Plat Book 65 Page 69, and also being a point of the existing City of Grove City Corporation Line as established by Ordinance number C-15-79, as recorded in Misc. Vol 171, Pg. 881, and the Northeast corner of said Graham tract.

Thence in an easterly direction of approximately 100 feet along the common line of said Hicks tract and said lot number 74 along the southerly line of Lot 75 of Keller Farms Subdivision Section 5 recorded in Plat Book 66 Page 87, and also along the existing City of Grove City Corporation Line as previously mentioned, to the common corner of said Hicks tract and the Northwest corner of that 0.505 acre tract conveyed to Pamela K. Barton by deed of record in Instrument Number 201901300011388.

Thence in a southerly direction, a distance of approximately 220 feet along the existing City of Grove City Corporation Line as established by Ordinance Number C-41-01as recorded in Instrument Number 200107190164533, and also the east line of said Hicks tract and the west line of said Barton tract, to the north right of way line of said White Road, said point being the northwest corner of that 0.069 acre tract conveyed to the City of Grove City by deed of record in Instrument Number 201403050026573 and the northeast corner of said 0.069 acre tract.

Thence in a westerly direction, along the northerly line of said 0.069 acre tract, and along the said existing City of Grove City Corporation Line, along the northerly right of way line of

said White Road, and along the southerly line of said Hicks Tract, a distance of 100 feet to the point of beginning of this description, and containing approximately 0.505 acres of land, more or less.

The above description was prepared by Brigette Hicks on November 4th, 2025, from the best available county records. The information displayed was not derived from an actual field survey. The description is not valid for the transfer of real property and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

The total perimeter of annexation area is 640 feet more or less, of which 420 feet more or less is contiguous with The City of Grove City, having 66% contiguity.

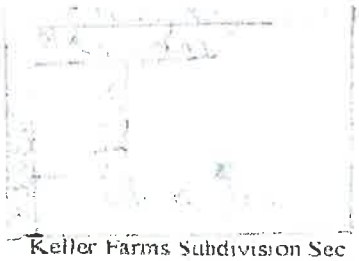
Brigette Hicks 11/19/25

Brigette Hicks
971-533-6687
Brigette.hicks01@gmail.com

C-13-26

Proposed Annexation of 0.505 Acres More or Less
To The City of Grove City, Ohio
From The Township of Jackson
Virginia Military Survey No. 8231

Franklin County, Ohio



Keller Farms Subdivision Sec 4
Plat Book 65, Pg. 69

Keller Farms Subdivision Sec 5
Plat Book 66, Pg. 87

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Lot 74

Lot 75

Lot 96

City of Grove City
Ord No. C-15-79
Misc Vol 171 Pg. 881

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FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

City of Grove City
Ord No C-41-01
I N 200107190164533

City of Grove City
Ord No C-18-14

City of Grove City
0.069 Acres
I N 201403050026574

City of Grove City
0.069 Acres
I N 201403050026530

City of Grove City
0.069 Acres

White Road (Width varies)

Total Perimeter of Annexation area is 640 feet of which 420 feet is contiguous with the City of Grove City, having 66% contiguity

This exhibit was prepared from record information from Franklin County Engineer, Recorder and Auditor and is not intended for the transfer of real property

Area to be Annexed
Existing Grove City Corporation Line
Proposed Grove City Corporation Line

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
FDA DATE: 11/20/25

Brigette Hicks 11/19/25
Prepared by Brigette Hicks
971-533-6687
Brigette.hicks01@gmail.com

Date: 04/14/26	No.: CR-09-26
Introduced By: Mr. Holinga	1st Reading: 04/20/26
Committee: Lands	Public Notice:
Originated By: Plan. Comm.	2nd Reading:
Sponsor:	Passed: Rejected:
Emergency: 30 Days:	Codified: Code No:
Current Expense:	Passage Publication:

RESOLUTION NO. CR-09-26

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

WHEREAS, on April 07, 2026, the Planning Commission recommended approval of the preliminary development plan for Patrick Properties located south of Grove City Road and west of Demorest Road, as submitted.

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

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

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

_____
Ted A. Berry, 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

Received By:
Grove City Development
3/26/26

CR-09-26

City of Grove City, Ohio
Project Narrative and Preliminary Development Text

For:

Patrick's Hollow

March 26th, 2026

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

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

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

Application Index:

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

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

PATRICK'S HOLLOW – PROJECT NARRATIVE

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

Patrick's Hollow's primary access is from Grove City Road, and the Development Plan proposes an efficient, curvilinear internal roadway system that prioritizes interconnectivity and walkability. Inter-parcel and inter-development connectivity is incorporated through a stub street extending from Road "A" to Loganberry Loop within the adjacent Autumn Grove Subdivision to the south, thereby facilitating coordinated neighborhood access. An additional stub street extending from Road "B" to the eastern property boundary shall be provided to allow for future connectivity to Parcel 160-001500. These two connections, in addition to the City's long-range development planning objectives, including the extension of Holt Road to Rench Road, will create vehicular and pedestrian connectivity within the City.

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

Patrick's Hollow consists of eight (8) parcels (160-001089, 160-001090, 161-002540, 160-001075, 160-002830, 160-001072, 160-001318, 160-002536), which are all currently within Jackson Township, Franklin County, Ohio. Within 30-60 days of the approval of the Preliminary Development Plan by City Council, Grand Communities ("GCL") proposes to annex into the City of Grove City, Ohio. Additionally, the applicant plans to rezone the subject parcels from SR (Suburban Residential) to PUD (Planned Unit Development). PUD zoning will allow the Applicant to build various types of for-sale, detached and attached single-family housing on the site that would not fit into a single zoning category. Additionally, a PUD zoning classification will allow residential single-family and open space land uses, consistent with the surrounding area uses. Rezoning the property to a PUD adds appropriate density and diversity to the City's housing stock that supports the on-site amenities. GCL is proposing a total of ninety-three (93) Maple Street homesites and forty-two (42) Paired Patio (single-family attached) homesites, for a total of one-hundred and thirty-five (135) homesites in the proposed Patrick's Hollow community.

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

style, and flexibility (ranging from 1,200 – 2,200 square feet of finished space).

Under the Grove City Comprehensive Plan "GroveCity2050", the majority of the property is classified as "Edge Living" on the Future Land Use and Character Map. Consistent with the Edge Living classification, this proposed project will be comprised of single family (attached and detached) residential with a height range of one (1) to two (2) stories. Although the Edge Living classification calls for larger lots than what is currently proposed in Patrick's Hollow, the product offering and density will be similar, but slightly higher than existing and recently approved communities in the immediate area. Given the close proximity to the City's Downtown Center Core, the use and density of this project are appropriate.

The Preliminary Development Plan has been designed to preserve existing natural features to the greatest extent practicable, recognizing their contribution to community character, environmental stewardship, and long-term property values. The proposed primary entrance along Grove City Road has been strategically located and designed to avoid disturbance to the existing stream corridor and surrounding mature vegetation. This approach minimizes impacts to the stream, preserves established drainage patterns, and maintains the integrity of the site's natural landscape.

PATRICK'S HOLLOW – ZONING TEXT

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

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

I. GENERAL PROVISIONS

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

For the purposes of this Zoning and Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the plural. The

word "shall" is intended to be mandatory; "occupied" or "used" shall be considered when followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.

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

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

II. GENERAL DEVELOPMENT STANDARDS

A. Permitted Uses

a. Single-family detached residential dwellings.

b. Single-family attached residential dwellings.

c. Open spaces for the purpose of active and passive recreation and stormwater management as estimated on plan exhibits and to be confirmed with final engineering, surveying and construction plan review.

d. Other permitted uses may include entry features, site landscape fences or walls, signs, columns, related landscape lighting, and multi-use paths, dog parks, playground/tot lot, landscaping structures and benches to enhance open space, signage, trees and other plantings, model homes and related operations and other features incidental to detached and attached single-family housing.

e. Accessory uses shall be regulated in accordance with the City zoning code.

f. Model homes under City zoning code and with standards provided herein. Off-street parking for model homes may be permitted on one or more lots.

B. Density – A maximum of one-hundred and thirty-five (135) residential dwelling units are allowed, with an approximate gross density of 3.41 dwelling units per acre.

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

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

a. Lot widths are measured at the front setback line.

b. Corner lot exterior side setbacks are measured from the right-of-way line.

c. The maximum building height is thirty-five feet (35') from finished grade at the front of the home to the mid-point of the gable.

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

a. Streets on the site shall be constructed and laid out based on the Preliminary Development Plan.

b. Streets shall permit parking on one (1) side and shall have "No parking" signs on one side, since the streets are less than thirty-two feet (32') in width.

c. All streets and sidewalks shall be public and designed to the City of Grove City standards.

D. Open Space - Open space shall be generally consistent with depictions on the Final Development Plan and meet the requirements of Section 1101.09(b) of the Grove

City Code. However, open space changes, including final calculations and locations may be made from the Final Development Plan, provided that they are minor, as determined by the Development Director, and meet the requirements of Section 1101.09(b)(1) of the Grove City Code. If it is determined that a change is significant, an amendment to the Final Development Plan will be required. Open space depicted on the Final Development Plan shall serve the entire PUD. In addition, the following standards shall apply:

a. All open spaces, including stormwater detention/retention ponds, shall be owned and maintained by the Homeowners Association unless otherwise agreed to with the City. Open spaces will be deeded to the Homeowners Association, and transfers will occur in phases after the open spaces are developed.

b. Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces, only to the extent that the areas are still usable for residents as either active or passive open space.

c. Active recreational areas may include, but is not limited to elements such as pocket parks, common gathering areas, fields, playground equipment/tot lot, dog parks, pavilions, picnic shelters, trails, etc.

d. Open space areas include passive recreational areas, bike paths, walking trails, dedicated green space, and stormwater retention areas. The proposed stormwater detention area will satisfy the provisions of this section the same shall not constitute more than 15% of the area dedication required by this provision.

e. Reserve "D" will be a centralized community park that includes a multitude of amenities, such as: a picnic shelter, tot lot, activity lawn, and cluster mail box units with off-street parking spaces. This area will be centrally located and will include direct connections to pedestrian networks within the community.

f. Reserve "E" is proposed as an approximately two-acre community park intended to function as an activity lawn with integrated walking paths and enhanced landscaping, providing residents with opportunities for passive recreational use. An extension of the internal pedestrian path network is planned through this reserve to facilitate a future connection to a public greenway trail expansion across the existing cemetery property located east of Patrick's Hollow. This connection is intended to strengthen pedestrian connectivity to surrounding Grove City parks and open space amenities.

E. Entrance Features

a. Entry monumentation shall be located along Grove City Rd.

b. An entry monument sign face shall be no greater than 36 sq ft in area per side

c. An entry monument sign shall not exceed eight (8) feet in height from finished grade.

d. No more than one entry monument shall be permitted at any entrance of the community.

e. Entry monuments shall be landscaped and may include irrigation and lighting.

f. Entry monumentation shall be located at least ten (10) feet behind any right-of-way line and must not block sight visibility for ingress/egress.

g. The entry monument shall be approved by the City of Grove City administration at the time of approval of the Final Development Plan.

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

a. All street trees shall be located along all streets within the development and be spaced incompliance with section 1136.09(b) of the Grove City Planning and Zoning Code.

b. Street trees shall be installed, owned, and maintained by the City. The developer shall pay an urban forestry fee per section 1136.09(b) of the Grove City Planning and Zoning Code.

c. Development of the property shall comply with Grove City Codified Ordinances 1136.10 (Preservation of Trees and Wooded Areas), including required tree/wooded-area protection fencing and signage, plan depiction of regulated trees, and completion of the Service Director/Urban Forester site inspection and marking prior to any tree or shrub removal or site disturbance. An effort will be made to preserve existing trees where feasible.

d. Along the western property line adjacent to Lots 92 through 114, continuous landscape screening shall be provided and maintained in a manner generally consistent with the screening shown along the northern property line behind Lots 23 through 29. Such screening shall include minimum plantings of 3 deciduous trees and 15 evergreen trees per 100 linear feet.

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

a. Each street shall have a sidewalk on each side.

b. Sidewalks and paths shall be a minimum of five feet (5') in width.

c. Several five-foot (5') wide asphalt pathways will be installed in open space areas on the site to create active open space in pond and amenity areas.

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

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

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

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

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

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

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

a. Sub Area A: Maple Street Collection:

i. Color Palettes: A mixed color palette shall be utilized on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious. Fluorescent colors of any type shall be prohibited.

ii. Exterior Materials: Permitted materials include the following:
1. Brick and/or brick veneer.
2. Stone, cultured stone, and/or stone veneer.
3. Fiber cement board.
4. Stucco.
5. Dryvit (EIFIS)

6. Wood lap siding, composite lap siding, and cedar shake (painted or stained).
7. Vinyl siding with a minimum thickness of 0.044".

b. Sub Area B: Paired Patio Collection

i. Color Palettes: A mixed color palette shall be utilized on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious. Fluorescent colors of any type shall be prohibited.

ii. Exterior Materials: Permitted materials include the following
1. Brick and/or brick veneer.
2. Stone, cultured stone, and/or stone veneer
3. Fiber cement board.
4. Stucco.
5. Dryvit (EIFIS)
6. Wood lap siding, composite lap siding, cedar shake (painted or stained).
7. Vinyl siding with a minimum thickness of 0.044".

c. Home Mix:

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

d. High Impact Sites: At the discretion of the Developer/Builder, homesites with high visibility may have elevations that are upgraded to include some additional features such as, but not limited to, additional landscaping, additional windows and/or shutters, window detailing along the side elevation, upgraded window walls, extended masonry, etc.

e. Roofs:

i. The roof pitch in Sub Area A (Maple Street) is 5:12 (ranch or two-story). Higher roof pitch is available.

ii. The roof pitch in Sub Area B (Paired Patio) without a loft is 4:12. With a loft (two-story) it is 6.5:12.
iii. Extruded aluminum gutters with downspouts are allowed.
iv. Roofs shall be finished with dimensional asphalt shingles.

f. Windows and Doors: Vinyl windows and vinyl-coated or aluminum clad wood window and door frames are permitted.

g. Mechanical Equipment:

i Utility meters and air conditioning equipment shall be located in the side or rear yards, and all such improvements should be located in a manner to minimize offensive noises, odors, and/or appearances to adjoining properties.

ii All plumbing vents and roof ventilators shall be installed to minimize their appearance from the front.

N. Garages, Driveways, and Parking:

a. A minimum two-car attached garage is required for all dwelling units.

b. Front-entry and side-entry garages are permitted.

c. Driveways shall be a maximum of eighteen feet (18') at the right-of-way and shall be setback a minimum of one foot (1') from all side property/lot lines.

d. Driveways shall be constructed of concrete or decorative pavers.

e. All homes shall have a sidewalk connecting the driveway or street to the front door of the home.

O. Accessory Uses:

a. Sub Area A: Maple Street Collection:

i. Above-ground swimming pools are prohibited. In-ground swimming pools and hot tubs/spas are permitted so long as they conform to the Codified Ordinance.

ii. Privacy fences are prohibited. Yard fences are permitted to be installed in the rear yards. Yard fences must be a three (3) or four (4) board fence, no greater than four feet (4') in height and may consist of mesh wire backing.

iii. All trash, garbage or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code section 725.07

b. Sub Area B: Paired Patio Collection:

i. All swimming pools, recreation equipment, and other rear yard improvements are prohibited. Homeowners may have outdoor furniture, grills, potted plants, etc. on their patio/deck. No rear yard improvements may be installed in the turf areas.

ii. Above ground fencing (yard and privacy) is prohibited. Invisible fencing is permitted.

iii. All trash, garbage, or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code Section 725.07.

PATRICK'S HOLLOW – EXHIBITS/APPENDIX

FISCHER HOMES

Home Mix Guidelines

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

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

MAPLE STREET

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

(2) **NO DUPLICATION** of the same **Siding Color** or **Board and Batten Siding Color** within one (1) homesite on the same side of the street or directly across the street. **FOR EXAMPLE:** The **Siding Color** or **Board and Batten Siding Color** on **homesite 4** cannot be duplicated on homesites 3, 5, 11.

1	**2**	Plan **3** Siding Color Or Board & Batten Siding	**Plan 4 Siding Or Board & Batten Siding**	Plan **5** Siding Color Or Board & Batten Siding	**6**	**7**

8	**9**	**10**	Plan **11** Siding Color Or Board & Batten Siding	**12**	**13**	**14**

***NOTE: For staggered home sites, if home across the street overlaps subject house less than 25%, same Plan is allowed but must be a different Elevation and select different siding color or board and batten siding color.

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

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

FISCHER HOMES
3940 OLYMPIC BLVD, Suite 100
ERLANGER, KY 41018
phone 859.341.4709 fax 859.344.5900
www.fischerhomes.com

1 TEMPLATE ALL (HOME MIX)

All information is subject to change without notice.
Information deemed reliable but is not guaranteed.

Print Date: 5/31/23

FISCHER HOMES

Home Mix Guidelines

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

PAIRED COLLECTION

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

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

(2) **NO DUPLICATION** of the same **Color Package** is permitted within one (1) homesite on the same side of street or homesite directly across the street. **FOR EXAMPLE:** The **Color Package** on **homesite 4** cannot be duplicated on homesite 3, 5, or 11.

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

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

ITEM 2: 202603040010 – Patrick's Hollow - Preliminary Development Plan

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

Proposal
A preliminary development plan for a 135-lot residential community

Current Zoning
SR (Semi-Residential) – Jackson Township

Future Land Use
Edge Living

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

Property Incentives
None

Applicant/Representative
Hillary Laffin, Grand Communities LLC by Fischer Homes

Applicable Plans, Policies, and Code Section(s)
- Zoning Code Chapter 1135.14
- GroveCity2050 Future Land Use and Character Map

Public Input
Attached at the end of the report.

Staff Recommendation
Approval as submitted.

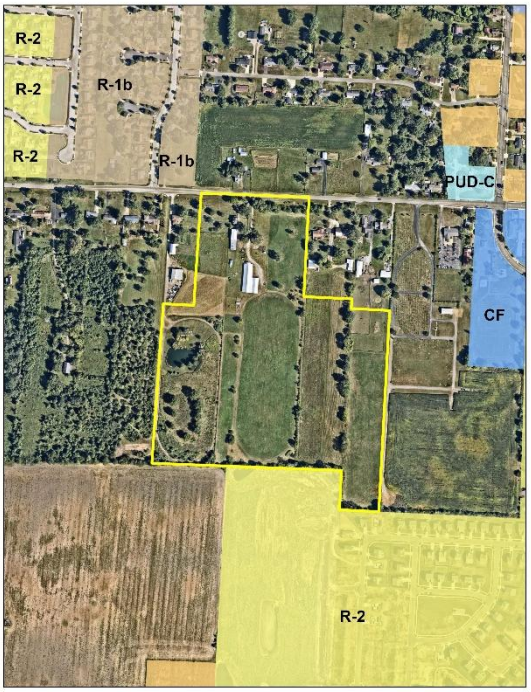
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Case Manager
Dash Logan, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary
This proposal is a preliminary development plan for a residential development consisting of 93 single-family homes and 42 paired patio homes on 39.4 acres south of Grove City Road and west of Demorest Road.

Zoning Map



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

1. Context Map

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



GROVE CITY 1852 OHIO

202603040010
Patrick's Hollow
Preliminary Development Plan
Parcel IDs: 160-001089, 160-002540, 160-001090, 160-001075, 160-002830, 160-001072, 160-001318, 160-002356

N

0 150 300 600 900 1,200 1,500 Feet

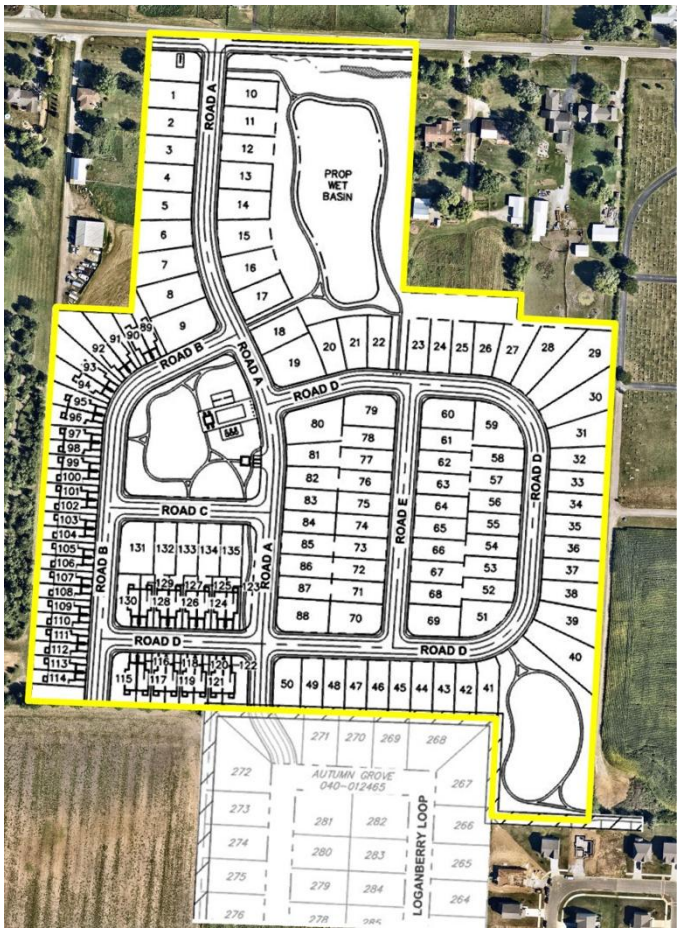
2. Analysis

The applicant is requesting approval of a preliminary development plan for a new residential development consisting of 93 single-family homes and 42 paired patio homes on 39.4 acres south of Grove City Road and west of Demorest Road. A previous preliminary development plan application for the site containing 93 single-family homes and 50 paired patio homes received a positive recommendation from Planning Commission, but was denied by City Council at the October 20th, 2025, City Council meeting due to concerns regarding site access and traffic. Since that time, the applicant has worked with the property owner to the south to establish a secondary access point to the development and reconfigured the lot layout to reduce the total units proposed within the project.

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

Site Plan

The site will be accessed off Grove City Road, approximately 1,500 feet west of Demorest Road. The development is proposed to offer two types of housing – single-family and attached (paired) patio homes for a total of 135 homes on the site. Each home will be on its own lot, and proposed lot widths are primarily 52 feet for the single-family homes and 34 feet for the paired patio homes, with wider, 65-foot-wide lots along Road A, north of Road B. Staff believe the proposed lot widths and housing options are appropriate, noting that many recent residential developments (Farmstead, Trail View Run, Pinnacle Quarry, Harris Farm, Beulah Park) have included a mix of housing styles as well as smaller lot sizes, which reflect changing housing preferences.



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

Plans show Road A extending south to connect with Loganberry Loop in the Autumn Grove development, which will establish a secondary access point. Materials indicate that the applicant has a verbal agreement in place with Maronda Homes to purchase one of the lots in Autumn Grove Section 6 Phase 2, which will allow for this connection, and that this agreement will be finalized upon approval of the preliminary development plan. Road B will be stubbed to the south property line, which provides access to the last four homes on the street, and allowsi for future connectivity to the parcel west of Autumn Grove, should this parcel develop in the future, for improved area connectivity.

Open Space and Trails

Based on the open space calculation requirements of code, a total of 8.14 acres of open space are required to be provided, and plan sheets indicate that 8.91 acres of net open space are provided. Materials state that Reserve "D" will be a centralized community park that includes a picnic shelter, tot lot, activity lawn, cluster mailbox units and off-street parking spaces (3 total). Reserve E, which is located at the southeast corner of the site is proposed to be a community park that functions as an activity lawn with integrated walking paths. Materials note that an extension of the internal pedestrian network is proposed through this reserve to facilitate a future connection to a greenway trail extension across the cemetery property to the east.



Illustrative Open Space Plan

Elevations

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

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

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

Paired Patio Sample Elevations



Single Family (Maple Street) Sample Elevations



Landscaping

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

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

Utilities

Preliminary utility information was provided showing how the site is proposed to be serviced by public utilities in the area, including the extension of public mains. The site proposes to connect to an existing water main on Grove City Road and extend sanitary sewer from a manhole to the east in Autumn Grove through the Grove City Cemetery West. Proposed site utilities will need to be examined in detail with subsequent applications to ensure that capacity and sizing are sufficient to serve both the proposed development and other potential future area development.

3. PUD Analysis

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

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

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

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

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

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

Finding Can be Met: The proposed development includes a stub road at the south property line, allowing this public road to be extended should the adjacent property develop as well as the extension of a sanitary main through the site that could also serve future development to the west. Additionally, plans show the development is proposed to connect to Autumn Grove to the south creating connectivity to adjacent development. The applicant has also stated that they have a verbal agreement in place with the Cemetery Association regarding the possibility of a shared use path to connect the proposed Reserve E at the southeast corner of the proposed project into the Tanglebrook subdivision at the terminus of Rimrock Avenue.

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

Finding is Met: The general use intent for the area is identified in the GroveCity2050 Community Plan as residential (Edge Living). Staff believe that the proposed development is designed to integrate into the existing community in terms of site layout, amenities, and open space. Additionally, the site is designed to connect to adjacent developments including Autumn Grove to the south and include a pedestrian connection to Tanglebrook to the east, to further integrate into the exiting development within the area.

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

Finding Can Be Met: A traffic impact study was provided and is currently under review. While traffic impact studies are typically reviewed as part of the rezoning application to assess impacts on roadways and inform any improvements that would be required to accommodate the proposed development, the

city has been coordinating review of roadways with the Franklin County Engineer's office, who have jurisdiction over this section of Grove City Road.

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

Finding is Met: The applicant has provided general utility information for the proposed development. While the proposed site utilities will be examined in more detail with subsequent applications, preliminary plans show the intent to design utilities with capacity and sizing to service the proposed project and future developments.

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

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

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

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

4. GroveCity2050 Analysis

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

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

Finding is Met: The proposed development will bring additional residences into the community, which will help meet the increasing need for housing in the Central Ohio region, and has been designed to maximize accessible and usable open space, which will provide a community benefit. The applicant has also stated they have reached a verbal agreement with the Cemetery association to the east to establish a trail connection from the site though to the Tanglebrook subdivision, which will provide a regional benefit and enhance connectivity.

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

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

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

Finding Can Be Met: The proposed development includes a stub street for future connections to the property at the southwest corner of the site should it develop in the future, and sidewalks are shown throughout the development's roadways and open spaces. Plans also include a connection south into the Autumn Grove development, which will enhance connectivity in the area. Further, a traffic study is underway, to be finalized with the rezoning application, to identify any warranted improvements to the existing roadway network based on the traffic generated by the proposed project. Additionally, the potential future trail connection through the cemetery to the east will enhance connectivity for pedestrians and cyclists.

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

Finding is Met: The site exceeds the open space acreage requirements of code based on the number of units proposed, and the open space is designed to be accessible and useable by residents. Materials also indicate that the centralized open space will include amenities to activate it and serve as a community park.

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

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

5. Recommendation

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

6. Detailed History

2025
A previous preliminary development plan application for the site containing 93 single-family homes and 50 paired patio homes was denied by City Council at the October 20th, 2025, City Council meeting due to concerns regarding site access, traffic and density.

7. Public Input

As of the time this report was issued, Staff had received one letter regarding the proposed application, which is attached.

Nicholas and Kristina Murdock
4577 Grove City Road
Grove City, Ohio 43123

March 12, 2026

Grove City Planning Commission and City Council
4035 Broadway
Grove City, Ohio 43123

Subject: Patrick's Hollow – Preliminary Development Plan

Dear Grove City Planning Commission and City Council:

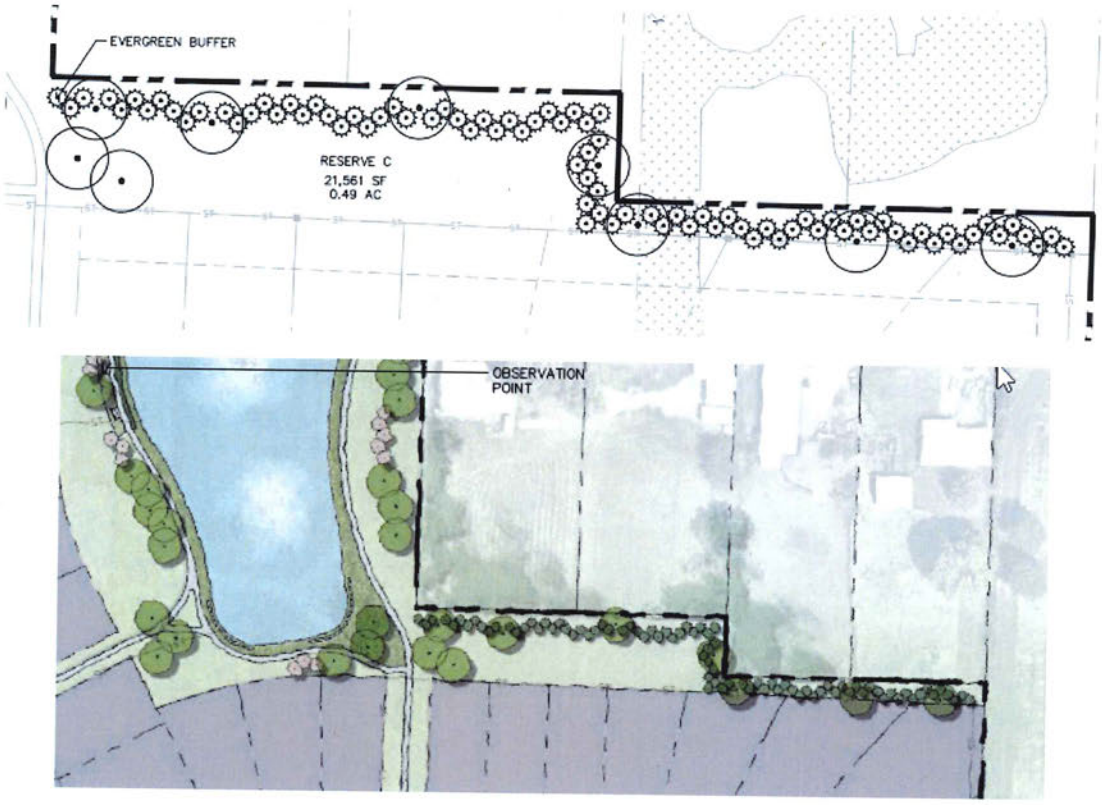
I am writing to express concerns regarding the updated Preliminary Development Plan submitted for Patrick's Hollow, specifically related to buffering along the proposed Western property line.

I am the owner of the property immediately to the West of the proposed development, located at 4577 Grove City Road (parcel 160-001978). This concern was raised at the previous Planning Commission meetings for Grand Communities, LLC's earlier proposals. At that time, the Commission acknowledged that buffering would be appropriate due to the incompatible land use types between the proposed PUD development and neighboring rural residential property but indicated the matter would be addressed during the rezoning process.

Section 1136.07 of the Grove City Code of Ordinances (Landscape Buffer Relating to Uncomplimentary Land Uses and Zones) states "Where it is determined that as a result of new developments, construction or reconstruction, uncomplimentary or incompatible land uses or zones are created, a continuous 80% opaque landscape hedge, solid fence, wall or earthen mound visual screen, in addition to screening of vehicular use areas, shall be required."

It is clear that Grand Communities, LLC recognizes the necessity of buffering between differing land use types. Along the North property line, the submitted PDP clearly includes two rows of evergreen trees labeled as an evergreen buffer requiring a minimum of 20 feet at the most narrow point. Please see the image below taken from the submitted plans.

*reference original plan documents for scale to confirm the stated widths of buffer



The property owners North of the development agreed to sell land to support the project, whereas we declined Grand Communities, LLC's offer. At the community meeting held on August 12, 2025, those property owners asked about buffering and mounding and were told it wouldn't be a problem. When my family asked a similar question regarding fencing or screening, we were told it would be best if we installed it ourselves. This outcome appears inequitable and suggests that those properties are being given greater consideration for transition and screening than others.

Grove City Ordinance section 1135.10 (Residential District Requirements), which section 1135.14 references for PUD developments, requires a minimum rear setback of 25 feet for duplex and multi-family structures and a minimum front setback of 30 feet.

In the current plan, the duplexes proposed along the Western property line have a 20-foot front setback, which is already reduced from the 30-foot requirement and a rear setback of 25 feet.



Section 1136 Exhibit A of the zoning code outlines buffering standards for incompatible uses. Even the most basic buffering configuration requiring a single row of six-foot evergreen trees requires approximately 20 feet of space, while an earthen mound with evergreens requires approximately 30 feet. Because the proposed structures sit only 25 feet from the Western property line, there is insufficient space to provide an effective year-round visual buffer without significantly altering the development layout.

For visual reference- the black lines on this image show the existing fences along the property lines which align with the proposed property line of Patrick's Hollow.

For scale, 20 feet is just past the gravel path.





Under the PUD procedures in Title II, Section b.3, major changes betwee the Preliminary and Final Development plans must be resubmitted. Addressing the necessary space for buffering at this stage of the planning process would be far more appropriate than attempting to revise the development later, which would require substantial redesign due to inadequate space.

For additional context, the Western property is actively used for rural residential activities including tractors, mowers, side-by-sides, and other equipment. A well-used access path runs along the property line (indicated in the image below) and is clearly visible in aerial imagery due to consistent use. We regularly drive at 50-60 mph in our side-by-side on that stretch of land. Under the current proposal, this path would be located only 25 feet from the rear of the proposed duplex units.



The transition from rural residential land use to high density duplexes development represents an abrupt and incompatible shift. Without adequate buffering, future residents of the proposed PUD will experience noise, activity, and operational impacts typical of rural living. These impacts could be mitigated through increased rear setbacks, deeper landscape buffers, berms, and/or fences to create a more appropriate transition between land uses.

The PUD review criteria in Title II, Review Basis Section b.9, states "That the development shall be laid out to provide adequate access to lots and sites and to mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties." As the plan is currently designed, Grand Communities, LLC is failing to shield the duplexes along the West of the subdivision from the routine rural activity and related noise occurring on the abutting property.

In summary, the development plan as currently drawn does not provide sufficient space to accommodate the buffering standards outlined in Grove City's zoning code. Adjusting the development layout and/or density at his stage to provide adequate setbacks and buffering would better support compatibility and transition between differing land uses and help protect the long-term quality of life for both existing and future residents. Without add

Thank you for your time, consideration, and continued service to the residents of Grove City.

Best Regards,

Nicholas and Kristina Murdock
[redacted]

GROVE CITY
— DEVELOPMENT —

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

Grove City Planning Commission

Preliminary Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Patrick Properties

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

PARCEL ID NUMBER: 160-001089, 160-002540,160-001090, 160-001075,160-002830, 160-001072,160-0 **ACREAGE AFFECTED BY THIS APPLICATION:** 39.44

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

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

FUTURE LAND USE DESIGNATION: Residential

PROPERTY OWNER INFORMATION

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

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

APPLICANT INFORMATION

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

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

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

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

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

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

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

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

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

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

Signature of Current Property Owner: _____ Date: 2-27-26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 27 day of February, 2026.

_____
Official Seal and Signature of Notary Public

NOTARIAL SEAL

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

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: Hillary Laffin Date: 3.3.26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 3rd day of March, 2026

_____
Official Seal and Signature of Notary Public

COMMONWEALTH OF KENTUCKY

JAMIE L. KNOCHELMANN
Notary Public, Kentucky
State At Large
My Commission Expires
September 24, 2028
Notary ID# KYNP15821

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ **TOTAL FLOOR AREA:** _____

NUMBER OF BUILDINGS: _____ **BUILDING HEIGHT:** _____

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

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

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

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

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

Signature of Current Property Owner: Randy Sefchik Date: 2-28-26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 28 day of February, 2026

Official Seal and Signature of Notary Public

HUGH ROBERT MOODY - NOTARY PUBLIC STATE OF OHIO

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: Hillary Fischer Date: 3.3.26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 3rd day of March, 2026

Official Seal and Signature of Notary Public

COMMONWEALTH OF KENTUCKY

JAMIE L. KNOCHELMANN
Notary Public, Kentucky
State At Large
My Commission Expires
September 24, 2028
Notary ID# KYNP15821

GROVE CITY — DEVELOPMENT —

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

Grove City Planning Commission

Preliminary Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Patrick Properties

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

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

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

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

FUTURE LAND USE DESIGNATION: Residential

PROPERTY OWNER INFORMATION

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

Name	Address	City, State, Zip
Harry Leonard	4465 Grove City Road	Grove City, Ohio, 43123
Phone	Fax	Email
614-204-0184	–	tadonnell313@gmail.com

APPLICANT INFORMATION

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

Name	Title	Company / Organization
Hillary Laffin	Planning + Entitlements Manager	Grand Communities, LLC by Fischer Homes
Address		**City, State, Zip**
3940 Olympic Boulevard		Erlanger, KY, 41018
Phone	**Fax**	**Email**
859-344-7261	N/A	hlaffin@fischerhomes.com

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

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

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ **TOTAL FLOOR AREA:** _____

NUMBER OF BUILDINGS: _____ **BUILDING HEIGHT:** _____

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

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

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

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

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

Signature of Current Property Owner: Harry Leonard Date: 2/27/26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 27 day of February, 2026.

Official Seal and Signature of Notary Public

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

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: Hillary Laffin Date: 3.3.26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 3rd day of March, 2026

Official Seal and Signature of Notary Public

JAMIE L. KNOCHELMANN
Notary Public, Kentucky
State At Large
My Commission Expires
September 24, 2028
Notary ID# KYNP15821

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

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

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

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

I WADIM BABYAK, the current property owner hereby authorize the applicant Hillary Loffin, Kimley Horn and Associates, LLC by Cyndi Hess to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: _____ Date: 3/2/2026

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 2nd day of March 20 26

_____
Official Seal and Signature of Notary Public

MICHAEL WRIGHT - NOTARY PUBLIC
STATE OF OHIO
MY COMM. EXP. SEP 24, 2028

APPLICANT'S AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: _____ Date: 3.3.26.

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 3rd day of March 2026

_____
Official Seal and Signature of Notary Public

COMMONWEALTH OF KENTUCKY

JAMIE L. KNOCHELMANN
Notary Public, Kentucky
State At Large
My Commission Expires
September 24, 2028
Notary ID# KYNP15821

GROVE CITY
— DEVELOPMENT —

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

Grove City Planning Commission

Preliminary Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Patrick Properties

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

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

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

PROPOSED ZONING: PUD **PROPOSED LAND USE:** Single-family Residential (135 units/114 buildings)

FUTURE LAND USE DESIGNATION: Residential

PROPERTY OWNER INFORMATION

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

Kent and Karen Anslinger	4449 Grove City Road	Grove City, Ohio, 43123 (160-001072-00)
Name	Address	City, State, Zip
614-539-1100		ksa@columbus.rr.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Hillary Laffin	Planning + Entitlements Manager	Grand Communities, LLC by Fischer Homes
Name	Title	Company / Organization
3940 Olympic Boulevard	Erlanger, KY, 41018	
Address		City, State, Zip
859-344-7261	N/A	hlaffin@fischerhomes.com
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

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

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Patrick's Hollow

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

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

NUMBER OF BUILDINGS: 135 homesites/114 buildings **BUILDING HEIGHT:** 35'

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A

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

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

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

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

Signature of Current Property Owner: Karen R Anslinger Date: 3.2.26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 2 day of March, 2026.

Official Seal and Signature of Notary Public

NOTARIAL SEAL

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

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: Hillary Laffin Date: 3.3.26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 3rd day of March, 2026.

Official Seal and Signature of Notary Public

COMMONWEALTH OF KENTUCKY

JAMIE L. KNOCHELMANN
Notary Public, Kentucky
State At Large
My Commission Expires
September 24, 2028
Notary ID# KYNP15821

REVIEW FEES

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

Application Processing Fee:	$ 150.00
Engineering Review Fee:	$ 3275.00
Planning Review Fee:	$ _____
Total Submittal Fee:	$ 3425.00

GROVECITY2050 GUIDING PRINCIPLES

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

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

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

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

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

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

GROVE CITY
— DEVELOPMENT —

PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 1200 feet southwest of the intersection of Grove City Road and Demorest Road

EXISTING ZONING: SR **PROPOSED ZONING:** PUD

PETITIONER NAME (PLEASE PRINT): Hillary Laffin

PETITIONER'S SIGNATURE: _____

OWNER NAME (PLEASE PRINT): Kent and Karen Anslinger

OWNER'S SIGNATURE: _____

DATE: _____

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ **TOTAL FLOOR AREA:** _____

NUMBER OF BUILDINGS: _____ **BUILDING HEIGHT:** _____

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

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

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

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

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

Signature of Current Property Owner: Thomas Sefchick Cheryl Sefchick Date: 2.28.26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 28 day of February, 2026.

Official Seal and Signature of Notary Public

HUGH ROBERT MOODY - NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2028
STATE OF OHIO

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: _____ Date: 3.3.26.

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 3rd day of March, 2026.

Official Seal and Signature of Notary Public

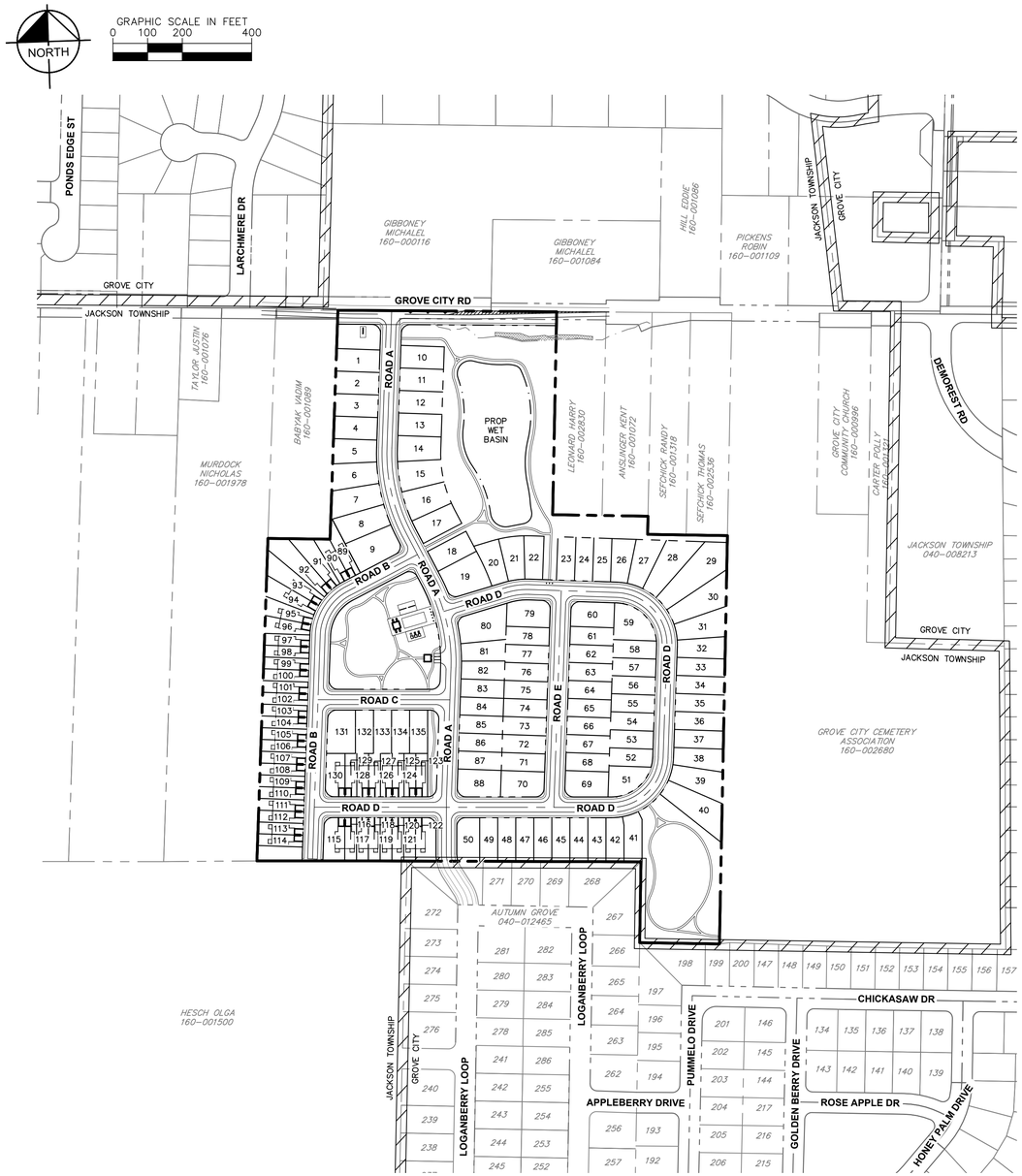
COMMONWEALTH OF KENTUCKY

JAMIE L. KNOCHELMANN
Notary Public, Kentucky
State At Large
My Commission Expires
September 24, 2028
Notary ID# KYNP15821

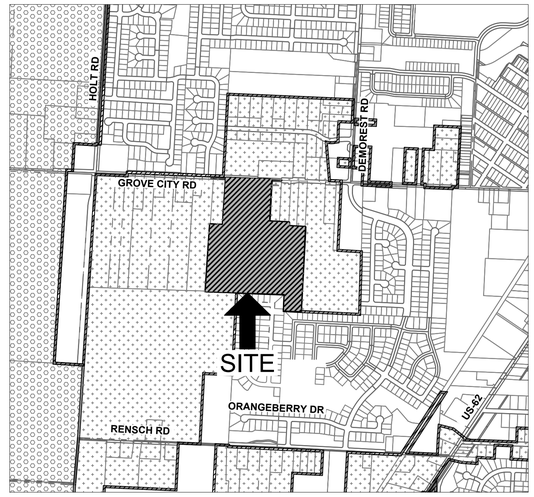
SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	SITE PLAN
5	UTILITY PLAN
6	UTILITY PLAN
7	FIRE TRUCK ACCESSIBILITY
8	ILLUSTRATIVE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES

Received By:
Grove City Development
3/26/26

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



INDEX MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=1000'

SITE STATISTICS

CURRENT ZONING:	SF-1
PROPOSED ZONING:	PUD
TOTAL SITE AREA:	±39.65 AC
NEAREST CROSS STREET:	
NORTH	GROVE CITY RD
SOUTH	RENSCH RD
EAST	DEMOREST RD
TOTAL DISTURBED AREA:	±38.9 AC
PRE-DEVELOPED IMPERVIOUS:	±1.0 AC
POST-DEVELOPED IMPERVIOUS:	±7.37 AC
REQUIRED OPEN SPACE:	±8.14 AC
GROSS OPEN SPACE:	±9.73 AC
NET OPEN SPACE:	±8.91 AC

FLOODPLAIN

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

APPLICANT

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

ENGINEER

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

PARCEL OWNERS

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

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

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

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

RANDY SEFCHICK
4435 GROVE CITY RD
GROVE CITY, OH 43123

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

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non members must be called directly)

APPROVALS

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

CITY ADMINISTRATOR _____

DIRECTOR OF PUBLIC SERVICE _____

REVIEW FOR THE CITY OF GROVE CITY _____

JACKSON TOWNSHIP FIRE DEPARTMENT _____

PROFESSIONAL ENGINEER'S CERTIFICATION

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

DATED THIS _____ DAY OF _____ , 2026.

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

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614.472.8546
WWW.KIMLEY-HORN.COM

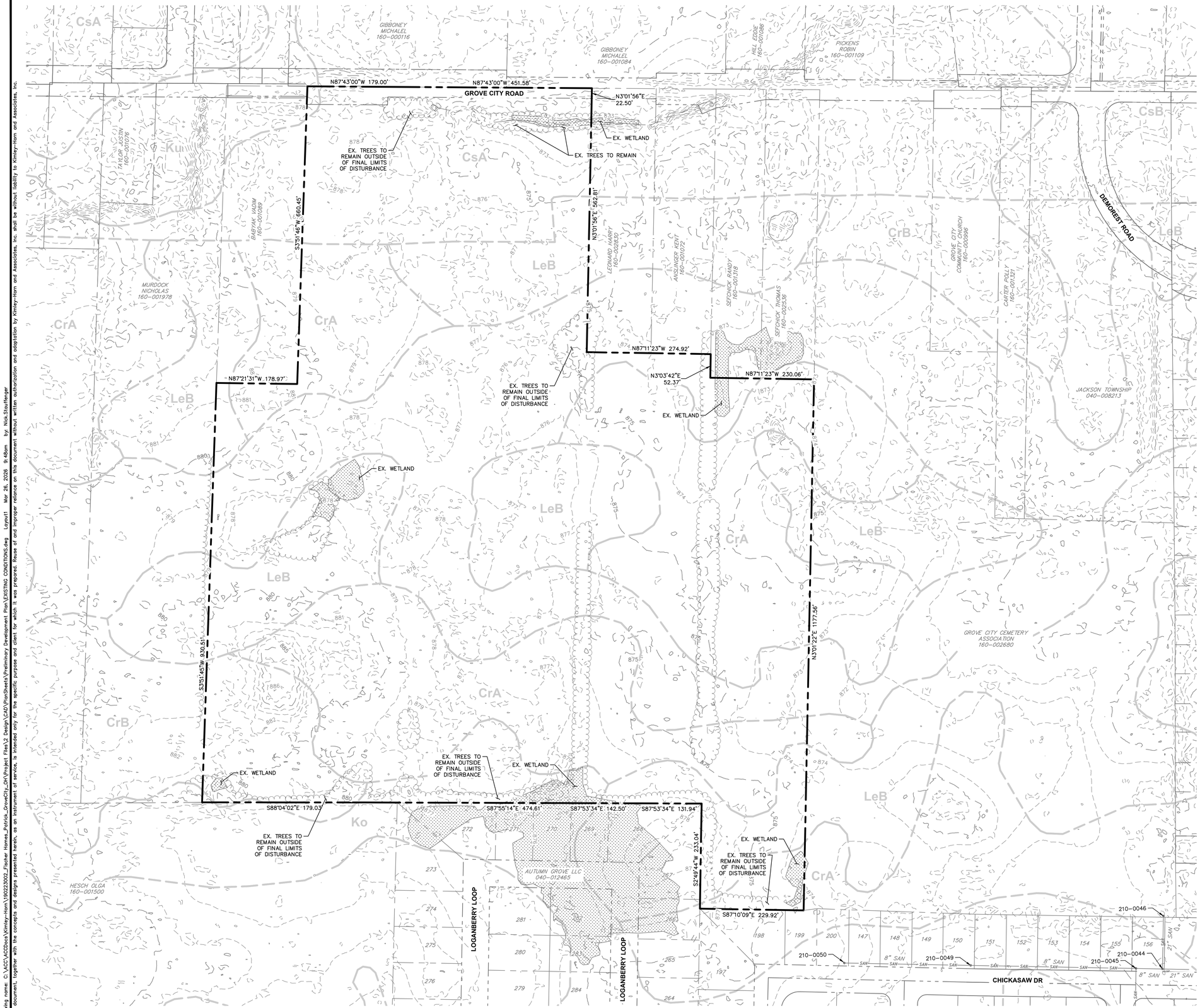
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DESIGNED BY: NSS
DRAWN BY: BBD
CHECKED BY: MCR

TITLE SHEET

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

ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **1** OF 11

Drawing name: G:\ACC\ACCDocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\TITLE SHEET.dwg Layout1 Mar 26, 2026 7:21pm by: Nick.Stauffenger
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- EXISTING SOIL BOUNDARY
- 100-YR FLOODPLAIN
- 740 EXISTING INDEX CONTOUR
- 738 EXISTING INTERMEDIATE CONTOUR
- OHL EXISTING OVERHEAD POWER LINES
- ST EXISTING STORM PIPE
- W EXISTING WATER MAIN
- SAN EXISTING SANITARY PIPE

SOIL LEGEND

CeB – CELINA SILT LOAM, 2 TO 6 PERCENT SLOPES
CrA – CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
CrB – CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPES
CsA – CROSBY–URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
CsB – CROSBY–URBAN LAND COMPLEX 2 TO 6 PERCENT SLOPES
Ko – KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
Ku – KOKOMO–URBAN LAND COMPLEX
LeB –LEWISBURG–CROSBY COMPLEX, 2 TO 6 PERCENT SLOPES

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-846-4500
WWW.KIMLEY-HORN.COM

SCALE: 1"=100'
DESIGNED BY: NSS
DRAWN BY: BBD
CHECKED BY: MCR

EXISTING CONDITIONS

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

ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **2** OF 11

Drawing name: C:\VCC\ACCDocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\EXISTING CONDITIONS.dwg Layout1 Mar 26, 2026 9:48am by Nick.Steffenger
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LEGEND

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

SETBACK SUMMARY

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

NOTES

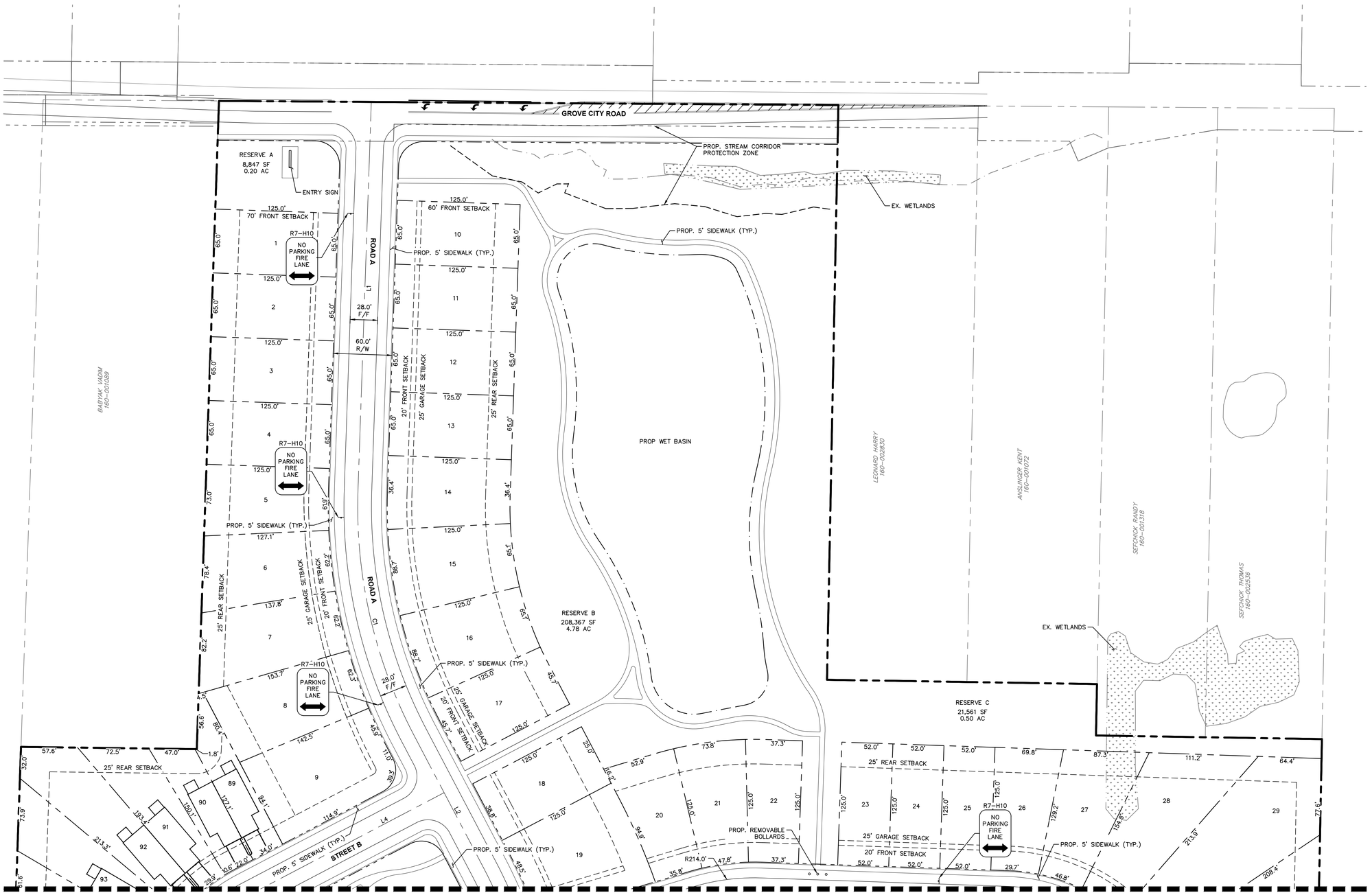
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	395.60	S3°51'45.59"W
L2	151.70	S25°47'42.60"E
L4	225.92	N64°12'17.40"E

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



Drawing name: C:\ACCVAULT\Docs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheet\Preliminary Development Plan\SITE PLAN.dwg Layout1 Mar 26, 2026 7:21pm by: Nick.Steffenger
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PHONE: 614-846-4500
WWW.KIMLEY-HORN.COM

SCALE: 1"=50'
DESIGNED BY: NSS
DRAWN BY: BBD
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SITE PLAN

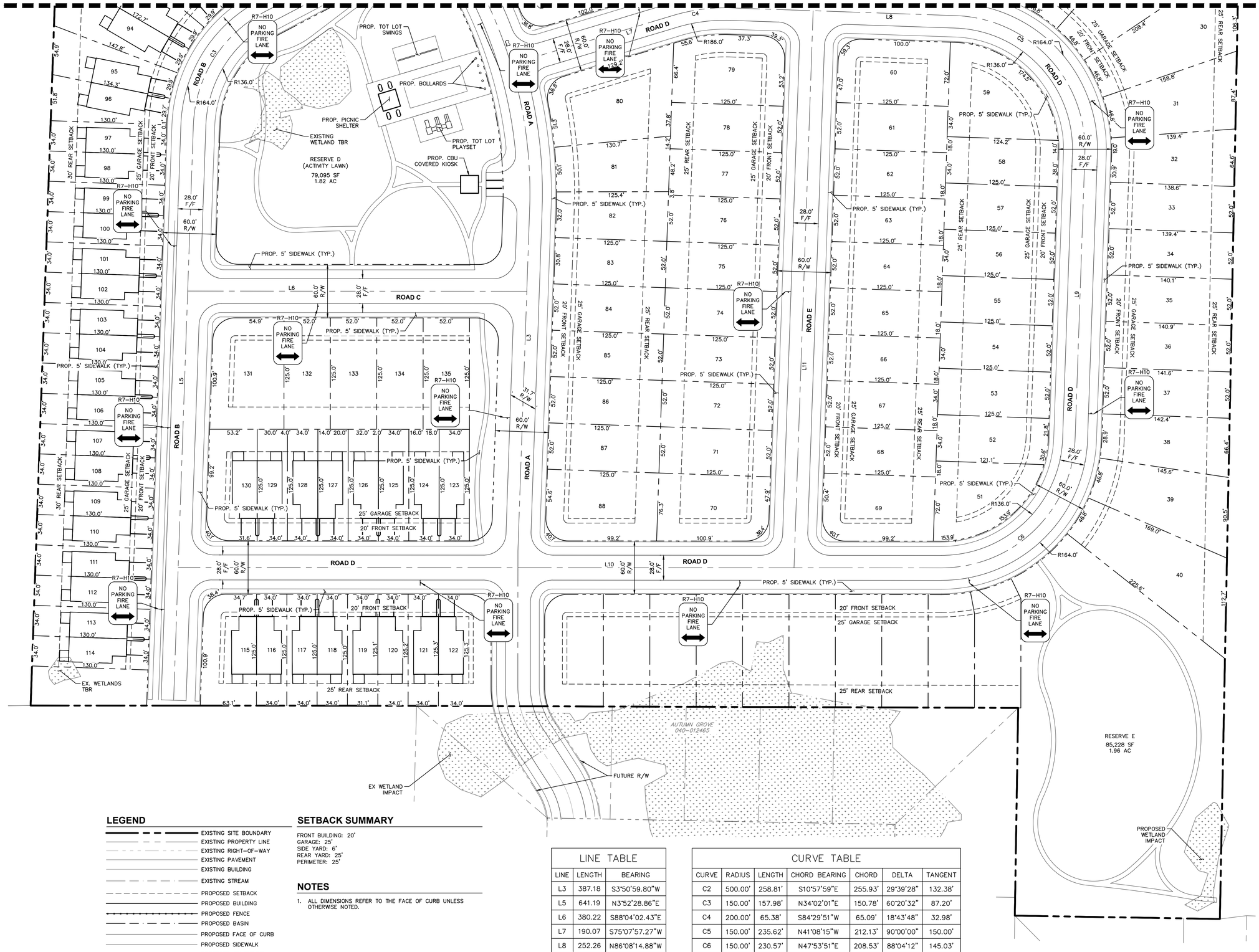
PATRICK'S HOLLOW
PRELIMINARY DEVELOPMENT PLAN
GROVE CITY ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
3/26/2026

KHA PROJECT NO.
190223002

SHEET NUMBER
3
OF 11

Drawing name: C:\ACCDocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\C40\PlotSheets\Preliminary Development Plan\SITE PLAN.dwg Layout2 Mar 26, 2026 7:21pm by: Nick.Steffenger
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LEGEND

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

SETBACK SUMMARY

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

NOTES

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

LINE TABLE		
LINE	LENGTH	BEARING
L3	387.18	S3°50'59.80"W
L5	641.19	N3°52'28.86"E
L6	380.22	S88°04'02.43"E
L7	190.07	S75°07'57.27"W
L8	252.26	N86°08'14.88"W
L9	319.76	N3°51'45.12"E
L10	855.54	S88°04'01.72"E
L11	625.24	S3°51'45.12"W

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

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

SITE PLAN

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

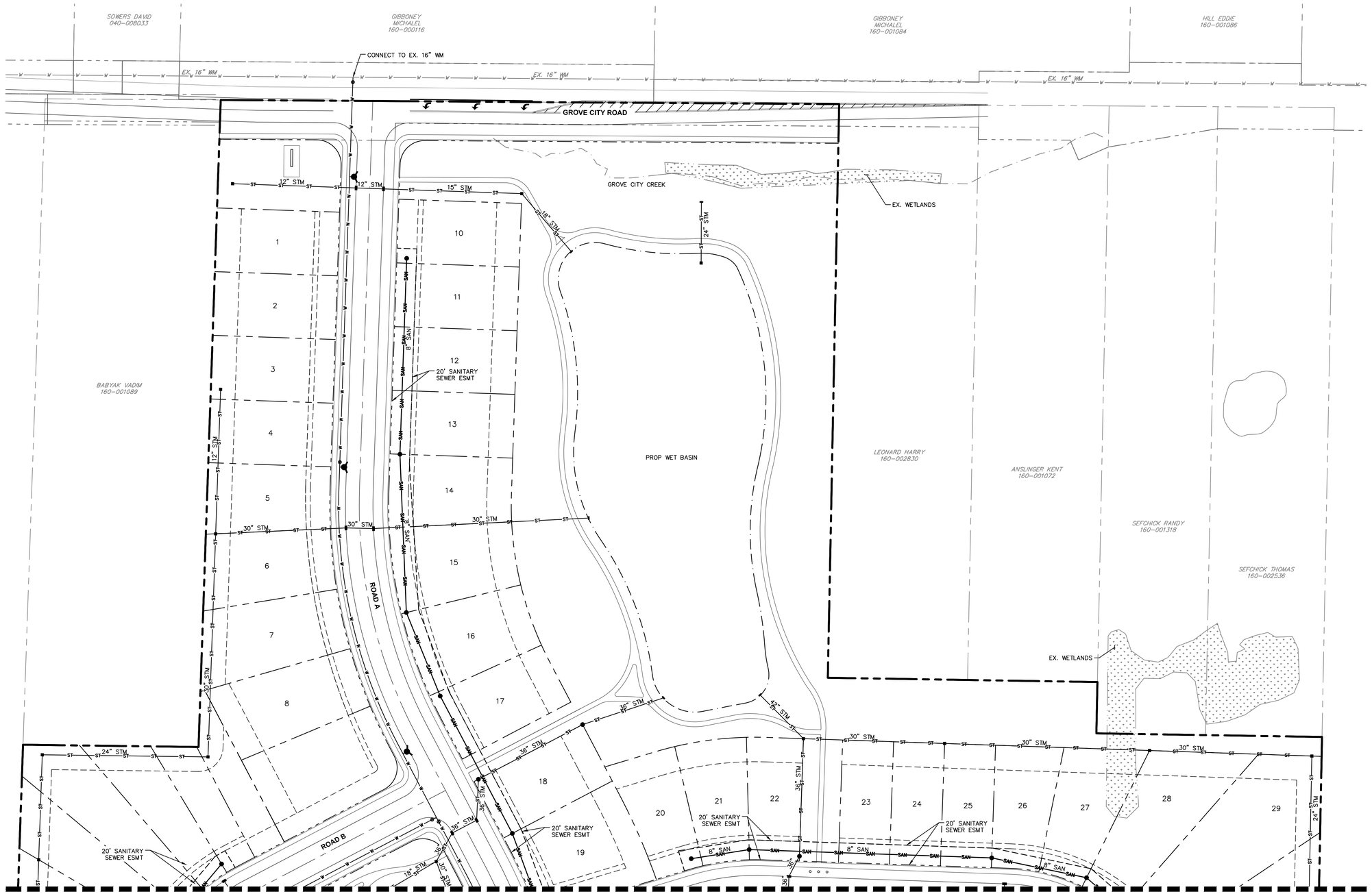
ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **4** OF 11

LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING WATER MAIN
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING STREAM
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BASIN

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



MATCHLINE - SEE SHEET 6

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COLUMBUS, OH 43235
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DESIGNED BY: NSS
DRAWN BY: BBD
CHECKED BY: MCR

UTILITY PLAN

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

ORIGINAL ISSUE:
3/26/2026

KHA PROJECT NO.
190223002

SHEET NUMBER
5
OF 11

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\UTILITY PLAN.dwg Layout1 (2) Mar 26, 2026 7:21am by Nick.Stoffregen
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MATCHLINE - SEE SHEET 5

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING WATER MAIN
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING STREAM
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BASIN

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

PROPOSED WETLAND IMPACT
EX. WETLANDS TBR
20' SANITARY SEWER ESMT
40' SANITARY SEWER ESMT
WATERMAIN TO BE CAPPED FOR FUTURE DEVELOPMENT
FUTURE R/W
WATERMAIN EXTENSION TO CONNECT TO AUTUMN GROVE
GROVE CITY CEMETERY ASSOCIATION 160-002680
CONNECTION TO EX. MANHOLE 210-0045

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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COLUMBUS, OH 43235
PHONE: 614-540-6690
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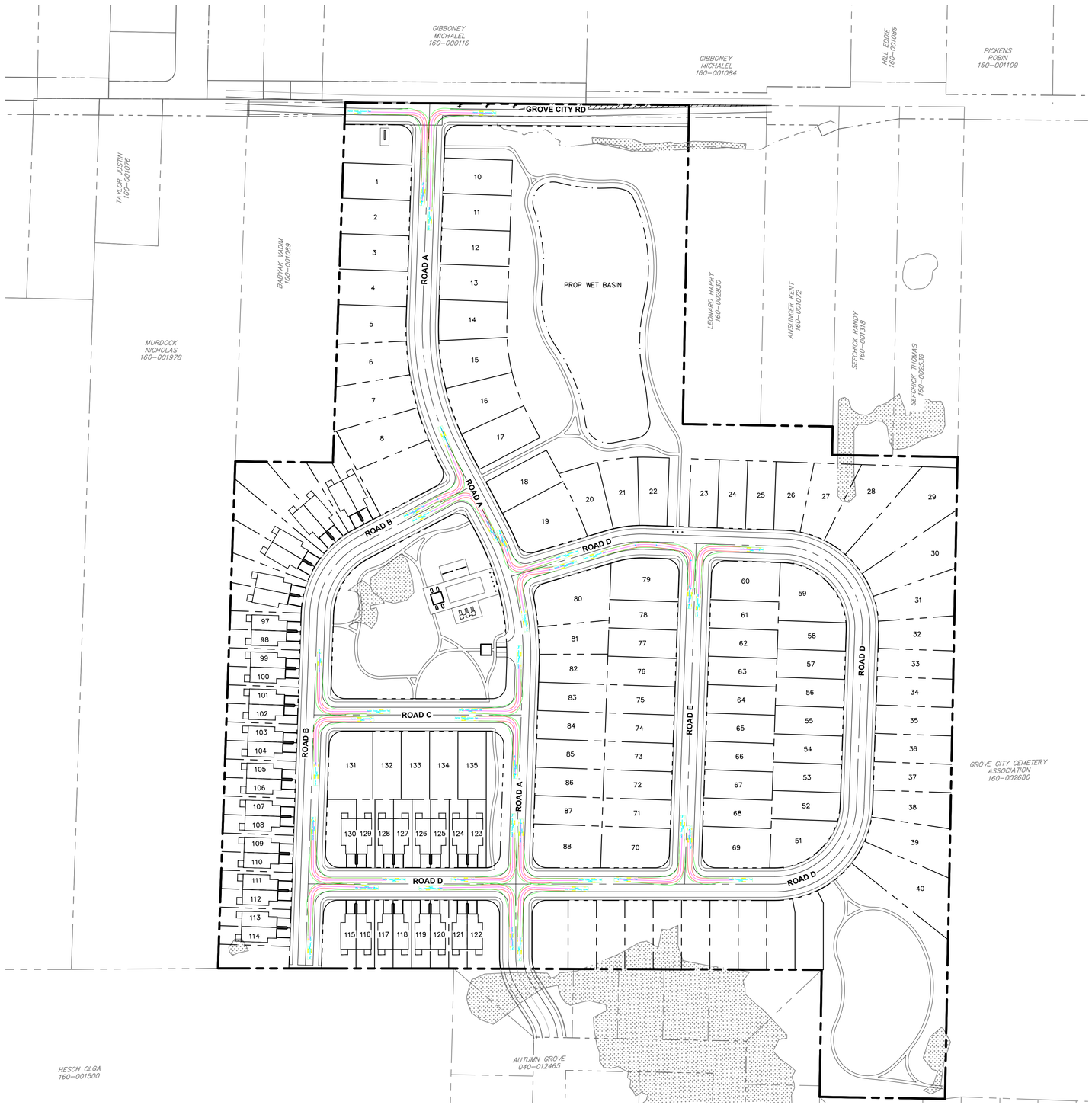
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UTILITY PLAN

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

ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **6** OF 11

Drawing name: C:\ACO\ACODocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\UTILITY PLAN.dwg Layout: Mar 26, 2026 7:21pm by: Nick.Stouffenger
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

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

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COLUMBUS, OH 43235
PHONE: 614.846.4500
WWW.KIMLEY-HORN.COM

SCALE: 1"=100'
DESIGNED BY: NSS
DRAWN BY: BBD
CHECKED BY: MCR

FIRE TRUCK ACCESSIBILITY

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

ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **7** OF 11

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\04\PlanSheets\Preliminary Development Plan\TRUCK TURN.dwg Layout1 Mar 26, 2026 7:21am by: NickStauffenger
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PATRICK'S HOLLOW
PRELIMINARY DEVELOPMENT PLAN
GROVE CITY ROAD
GROVE CITY, OH 43123

ILLUSTRATIVE PLAN

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

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PHONE: 614-454-6699
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ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER 8 OF 11

Drawing name: C:\ACCVault\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\LANDSCAPE PLAN.dwg 9 Mar 26, 2026, 7:21am by: NickStauffenger
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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

GROVE CITY ROAD

ENTRY LANDSCAPE
EVERGREEN BUFFER
EXISTING TREES TO REMAIN
RESERVE A
7,484 SF
0.17 AC
STREET TREE 'A' TYP.
PROP. 5' SIDEWALK (TYP.)
ROAD A
PROP. STREAM CORRIDOR PROTECTION ZONE
EX. WETLANDS (TO BE MAINTAINED)
SHRUB AREA, TYP.
PROP. 5' SIDEWALK (TYP.)
EXISTING TREES TO REMAIN
DECIDUOUS TREE TYP.
ENHANCED SHORELINE PROTECTION, AS PER STORMWATER DESIGN MANUAL, TYP.
ROCK OUTCROPPING, AS PER STORMWATER DESIGN MANUAL, TYP.
BASIC SHORELINE PROTECTION, AS PER STORMWATER DESIGN MANUAL, TYP.
FOUNTAIN, TYP.
PROP WET BASIN
ORNAMENTAL TREE, TYP.
OBSERVATION AREA
ROAD A
RESERVE B
208,387 SF
4.78 AC
ROAD B
EVERGREEN BUFFER
EX. WETLANDS
RESERVE C
21,561 SF
0.49 AC
STREET TREE 'B' TYP.
PROP. 5' SIDEWALK (TYP.)

BABYAK VADIM
160-001069
LEONARD HARRY
160-002830
ANSUNGER KENT
160-001012
SEFCHICK RANDY
160-001318
SEFCHICK THOMAS
160-002536

MATCHLINE - SEE SHEET 10

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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

LANDSCAPE PLAN

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

ORIGINAL ISSUE:
3/26/2026

KHA PROJECT NO.
190223002

SHEET NUMBER
9
OF 11

MATCHLINE - SEE SHEET 9

EVERGREEN BUFFER
ROAD B
EX. WETLANDS
DECIDUOUS TREE TYP.
PROP. 5' SIDEWALK (TYP.)
PROP. CBU COVERED KIOSK
RESERVE D
89,029 SF
2.04 AC
EVERGREEN TREE TYP.
ROAD A
ROAD D
STREET TREE 'B' TYP.
STREET TREE 'A' TYP.
STREET TREE 'C' TYP.
PROP. 5' SIDEWALK (TYP.)
ROAD C
ROAD E
PROP. 5' SIDEWALK (TYP.)
EX. WETLANDS
AUTUMN GROVE
040-012465
RESERVE E
85,087 SF
1.95 AC
EX. WETLANDS (TO BE MAINTAINED)

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

No.	REVISIONS	DATE	BY	APR DATE	APR BY

SCALE: 1"=50'
DESIGNED BY: NSS
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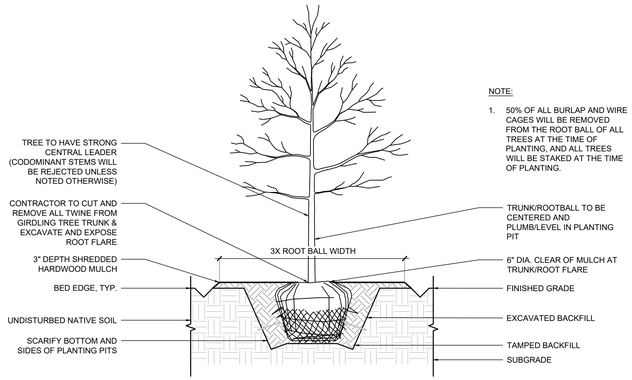
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LANDSCAPE PLAN

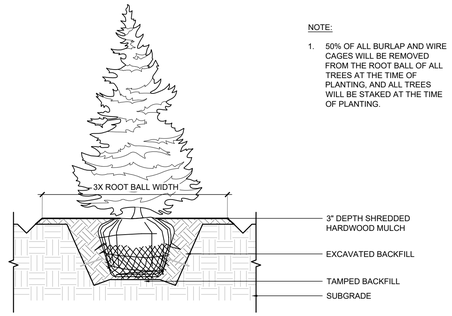
PATRICK'S HOLLOW PRELIMINARY DEVELOPMENT PLAN
GROVE CITY ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **10** OF 11

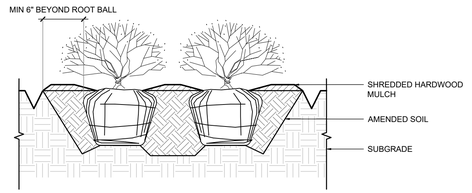
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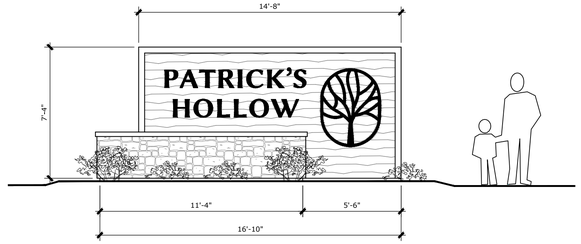
1 DECIDUOUS TREE PLANTING
0 1" 2" 4"
TYPICAL SECTION

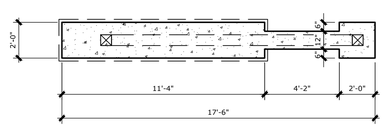


2 EVERGREEN TREE PLANTING
0 1" 2" 4"
TYPICAL SECTION

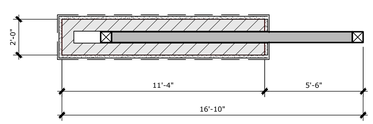


3 SHRUB PLANTING
0 1" 2" 4"
TYPICAL SECTION





FOUNDATION PLAN



BASE PLAN

4 MONUMENT SIGN
0 2' 4' 8'

GROVE CITY CODE LANDSCAPE REQUIREMENTS

ZONE: PUDR (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

ZONING ORDINANCE	REQUIRED	PROPOSED
1136.09 Other Planting Requirements		
(a)(1) Residential and PUD Districts - There shall be a minimum of three trees planted per single family residence, doubles, twins, or duplexes.	135 Lots = 135*3 = 405 Trees **Required**	405 Trees **Provided**
All residential subdivisions containing at least fifty lots or five acres ... shall construct prominent entry features of at least 500 square feet at all major points of ingress and egress to such subdivisions and complexes [and] shall consist of landscaping or a combination of landscaping and hardscape materials	Minimum 500 sq. ft. Landscaped area at entry sign **Required**	**Provided**
Grove City Stormwater Design Manual 6.7.2 - Landscape		
(Table 6-2) Type 2 Basin Slope Protection Requirements Basic Protection minimum: 80% of Basin Edge Enhanced Protection maximum: 20% of Basin Edge	Wet Basin = 1211 LF of Basin Edge 1224*80% = 969' Basic Protection **Required** 1224*20% = 242' Enhanced Protection **Req'd**	**Provided**
(Table 6-4) Basin Landscaping Requirements (Plantings per lineal foot of basin edge) for Type 2 Basin: - 1 Shrub per 12 LF of basin edge and - 1 Deciduous Shade Tree per 100 LF of basin edge	Wet Basin = 1211 LF of Basin Edge 1224/12 = 101 Shrubs **Required** 1224/100 = 12.11 = 13 Trees **Required**	**Provided**
(Table 6-5) Basin Observation Area Requirements (Observation Area Quantity based on basin surface area) - 1 Observation Area for 1-3 Acres for Type 2 Basin	Wet Basin = 1.74 Acres = 1 Observation Area **Required**	**Provided**
(Table 6-6) Fountain and Aerator Requirements (Quantity based on basin surface area) - 3 Fountains for Basin with an area of 1.5-2.25 Acres	Wet Basin = 1.74 Acres = 3 Fountains **Required**	**Provided**
(Appendix A; p.3) - Stone Slab Outcroppings on slopes equal to a minimum of 5% of basin edge (Type 2 Basin)	Wet Basin = 1211 LF of Basin Edge 1224 * 5% = 60.5 LF Outcropping **Required**	**Provided**

5 CODE TABLE

SYMBOL LEGEND

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

6 SYMBOL LEGEND

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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LANDSCAPE NOTES

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

ORIGINAL ISSUE: 3/26/2026
KHA PROJECT NO. 190223002
SHEET NUMBER **11** OF 11

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190223002_Fischer Homes_Patrick_GroveCity_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\LANDSCAPE PLAN.dwg 11 Mar 26, 2026 7:21am by: Nick.Stauffenger
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Received By:
Grove City Development
3/26/26

Kimley»Horn

March 26, 2026

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

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

Dear Mr. Logan:

This letter is in response to the comments provided on March 17, 2026, for Patrick's Hollow in Grove City, Ohio. We have reviewed all the following comments and provided a response, as shown below in red.

General Comments
1.Provide an update on the anticipated timeline for the proposed annexation of the property into the City of Grove City.
Response: The documents necessary to apply for annexation have been completed. However, annexation will not be initiated until the applicant has a better understanding of support of the proposed preliminary development from Planning Commission and City Council.

2.Clarify if an agreement has been reached with Maronda Homes for the proposed connection south into Autumn Grove.
Response: A verbal agreement has been made with Maronda Homes regarding the purchase of one lot within the Autumn Grove Community. Further written contracts will be entered into upon approval of the Preliminary Development Plan.

Engineering and Utilities
3.The sanitary sewer extension from manhole 210-0045 east of the site through the site is shown as 8" diameter but will need to be 21" in diameter. This sanitary should also be extended through the site to the western property line to accommodate future development to the west.
Response: Sanitary sewer revised to 21" diameter and extended to the western property line.

4.Clarify if an agreement has been reached with the Grove City Cemetery association to allow for the sanitary sewer easement.
Response: A verbal agreement has been made with Grove City Cemetery regarding the ability to construct a pedestrian path and sanitary sewer connection. Further written contracts will be entered into upon approval of the Preliminary Development Plan.

5.The previously mentioned 21" sanitary sewer should be within a 40-foot easement.
Response: 40' sanitary sewer easement provided in open space. Through the development the sanitary sewer will have a 20' easement in addition to shifting the sewer closer to the right-of-way to provide more area for maintenance as discussed with the City.

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6. The water main shown along Road A will need to be extended south to Autumn Grove. Please be advised that extension will be between future pressure districts, and the City is currently working with the City of Columbus on review and coordination of these districts.
Response: The water main has been extended south to Autumn Grove.

7. On Sheet 2 (Existing Conditions), the following changes should be made:

- Label Grove City Creek and show the floodway and floodplain limits
  Response: There is no floodway and or floodplain limits per FEMA flood rate maps.

- Show the limits of the trees that are proposed to remain along Grove City Road
  Response: Existing trees to remain outside of final limits of disturbance will be shown on the tree preservation plan as part of FDP.

- Show and label the existing pond on lots 272 and 273 in Autumn Grove
  Response: There is no pond located on lots 272 and 273, wetland is shown.

- Show the existing sanitary sewer along Chickasaw Drive and label with diameter and plan reference numbers
  Response: Sanitary sewer along Chickasaw Drive has been shown and labeled.

8. On Sheet 4, show the location of Lines L7 and L10 on the plan view.
Response: Line labels have been added to plan view.

9. On Sheet 5, label Grove City Creek.
Response: Grove City Creek has been labeled.

Roadway Improvements
10.Please be advised that Grove City Road is not within the City's jurisdiction, and the City has reached out to Franklin County to coordinate review of the traffic impact study, and any comments provided by Franklin County will be forwarded once review of the study is complete.
Landscaping
Response: Noted

11. Screening should be installed along the western property line, similar to what is shown along the northern property line behind lots 23 through 29.
Response: Screening has been added to the western property line

12. Plans show existing wetlands in "Reserve D". Clarify if these wetland areas are intended to remain.
Response: The wetland in Reserve D will most likely be filled during construction activities and grading of the site. All required permitting with the appropriate entities will take place prior to construction activity.

13. Clarify the intent for landscaping and buffering along the southern property line, as it appears that there are existing trees along this property line. If these trees are proposed to remain, indicate on the plan sheets.
Response: Existing trees to remain outside of final limits of disturbance will be shown on the tree preservation plan as part of FDP.

14. Tree planting typicals should state that 50% of all burlap and wire cages will be removed from the root ball of all trees at the time of planting, and all trees will be staked at the time of planting.
Response: Note has been added.

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

- Plant legends will need to be updated to include detail on plant materials including species, and size of planting at installation.
- Tree Preservation Plan
- Tree inventory stating the tree size, species, and condition, and whether they are to be preserved or removed.
- Details of entry features, including landscaping, lighting, and irrigation plans.
- Landscape typical plantings for each home, including corner lots.
- Single-family homes are required to include three 2" caliper trees (not including street trees) and five shrubs a minimum of 24" in height, and corner lots need an additional five shrubs.
- Sod is required to be installed on the front, sides and at least 10 feet off the back of all homes, as well as any area along Grove City Road disturbed during construction. A note should be added to the plans to reflect this requirement.
- Details of proposed basin landscaping, meeting the tier requirements outlined in the Stormwater Design Manual.

Response: Noted and will be provided with Final Development plan

16. Please be advised that street trees will need to be spaced by chapter 1136.09(b) of city code, and will be installed, owned and maintained by the City. An urban forestry fee will need to be paid per section 1136.09(b) of code.
Response: Noted

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

a.Staff recommend changing the name from "Zoning Text" to "Preliminary Development Text" to avoid confusion, noting that the zoning text is not approved as part of the preliminary development plan.
Response: Name has been revised to Preliminary Development Text.

b.Section II(E)(d) of the text states that no more than two entry monuments shall be permitted at any entrance. Please be advised that only one sign shall be permitted at any entrance. However, landscaping and hardscaping treatments can be included at both sides of the entrance.
Response: Section II(E)(d) has been revised

c.Monument signs must be a minimum of 10 feet from the property line/right-of-way. Section II(E)(F) should be revised to reflect this requirement.
Response: Section II(E)(F) has been revised

d.Section II(F)(a) regarding street trees should be updated to reflect current code requirements for street trees, which state that Street trees shall be located along all streets within the development and be spaced per chapter 1136.09(b) of City code. Street trees shall be installed, owned and maintained by the City, and the developer shall pay an urban forestry fee per section 1136.09(b) of code.

Response: Section II(F)(a) has been revised

e.Staff recommend language addressing tree preservation and supplemental planting along the southern property line be included in the future zoning text.
Response: Existing trees to remain outside of final limits of disturbance will be shown on the tree preservation plan as part of FDP.

Elevations
18.Architectural standards for proposed homes will be established during the rezoning application to ensure quality architecture and exterior finish materials. However, please be advised Staff would like to discuss how to de-emphasize the garages on the single-story attached units.
Response: Noted

Additional Comments
19.Fire hydrant spacing cannot exceed 300 feet. Adjust hydrant spacing to meet this requirement.
Response: Fire Hydrant spacing has been revised

20.Show the location of the proposed monument sign on the plan sheets and clarify if an entrance feature is proposed at the southern entrance from Autumn Grove.
Response: Location has been added to the plans, no entry feature is proposed at the southern entrance.

21.Please be advised that signage will be reviewed under a separate submittal to the Building Division.
Response: noted

22.On the index map, Golden Berry Drive is incorrectly labeled as “Bergamont Street” and Honey Palm Drive is incorrectly labeled as “Belle Apple Street” in Autunm Grove.
Response: The street names have been revised.

If you have any questions or additional comments, please contact me at [redacted] or [redacted].

Sincerely,

Nick Stauffenger, P.E.,
Kimley-Horn and Associates, Inc.

Received By:
Grove City Development
3/26/26

City of Grove City, Ohio
Project Narrative and Preliminary Development Text

For:

Patrick's Hollow

March 26th, 2026

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

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

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

Application Index:

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

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

PATRICK'S HOLLOW – PROJECT NARRATIVE

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

Patrick's Hollow's primary access is from Grove City Road, and the Development Plan proposes an efficient, curvilinear internal roadway system that prioritizes interconnectivity and walkability. Inter-parcel and inter-development connectivity is incorporated through a stub street extending from Road "A" to Loganberry Loop within the adjacent Autumn Grove Subdivision to the south, thereby facilitating coordinated neighborhood access. An additional stub street extending from Road "B" to the eastern property boundary shall be provided to allow for future connectivity to Parcel 160-001500. These two connections, in addition to the City's long-range development planning objectives, including the extension of Holt Road to Rench Road, will create vehicular and pedestrian connectivity within the City.

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

Patrick's Hollow consists of eight (8) parcels (160-001089, 160-001090, 161-002540, 160-001075, 160-002830, 160-001072, 160-001318, 160-002536), which are all currently within Jackson Township, Franklin County, Ohio. Within 30-60 days of the approval of the Preliminary Development Plan by City Council, Grand Communities ("GCL") proposes to annex into the City of Grove City, Ohio. Additionally, the applicant plans to rezone the subject parcels from SR (Suburban Residential) to PUD (Planned Unit Development). PUD zoning will allow the Applicant to build various types of for-sale, detached and attached single-family housing on the site that would not fit into a single zoning category. Additionally, a PUD zoning classification will allow residential single-family and open space land uses, consistent with the surrounding area uses. Rezoning the property to a PUD adds appropriate density and diversity to the City's housing stock that supports the on-site amenities. GCL is proposing a total of ninety-three (93) Maple Street homesites and forty-two (42) Paired Patio (single-family attached) homesites, for a total of one-hundred and thirty-five (135) homesites in the proposed Patrick's Hollow community.

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

style, and flexibility (ranging from 1,200 – 2,200 square feet of finished space).

Under the Grove City Comprehensive Plan "GroveCity2050", the majority of the property is classified as "Edge Living" on the Future Land Use and Character Map. Consistent with the Edge Living classification, this proposed project will be comprised of single family (attached and detached) residential with a height range of one (1) to two (2) stories. Although the Edge Living classification calls for larger lots than what is currently proposed in Patrick's Hollow, the product offering and density will be similar, but slightly higher than existing and recently approved communities in the immediate area. Given the close proximity to the City's Downtown Center Core, the use and density of this project are appropriate.

The Preliminary Development Plan has been designed to preserve existing natural features to the greatest extent practicable, recognizing their contribution to community character, environmental stewardship, and long-term property values. The proposed primary entrance along Grove City Road has been strategically located and designed to avoid disturbance to the existing stream corridor and surrounding mature vegetation. This approach minimizes impacts to the stream, preserves established drainage patterns, and maintains the integrity of the site's natural landscape.

PATRICK'S HOLLOW – ZONING TEXT

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

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

I. GENERAL PROVISIONS

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

For the purposes of this Zoning and Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the plural. The

word “shall” is intended to be mandatory; “occupied” or “used” shall be considered when followed by the words “or intended, arranged or designed to be used or occupied”. In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.

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

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

II. GENERAL DEVELOPMENT STANDARDS

A. Permitted Uses

a. Single-family detached residential dwellings.

b. Single-family attached residential dwellings.

c. Open spaces for the purpose of active and passive recreation and stormwater management as estimated on plan exhibits and to be confirmed with final engineering, surveying and construction plan review.

d. Other permitted uses may include entry features, site landscape fences or walls, signs, columns, related landscape lighting, and multi-use paths, dog parks, playground/tot lot, landscaping structures and benches to enhance open space, signage, trees and other plantings, model homes and related operations and other features incidental to detached and attached single-family housing.

e. Accessory uses shall be regulated in accordance with the City zoning code.

f. Model homes under City zoning code and with standards provided herein. Off-street parking for model homes may be permitted on one or more lots.

B. Density – A maximum of one-hundred and thirty-five (135) residential dwelling units are allowed, with an approximate gross density of 3.41 dwelling units per acre.

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

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

a. Lot widths are measured at the front setback line.

b. Corner lot exterior side setbacks are measured from the right-of-way line.

c. The maximum building height is thirty-five feet (35') from finished grade at the front of the home to the mid-point of the gable.

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

a. Streets on the site shall be constructed and laid out based on the Preliminary Development Plan.

b. Streets shall permit parking on one (1) side and shall have "No parking" signs on one side, since the streets are less than thirty-two feet (32') in width.

c. All streets and sidewalks shall be public and designed to the City of Grove City standards.

D. Open Space - Open space shall be generally consistent with depictions on the Final Development Plan and meet the requirements of Section 1101.09(b) of the Grove

City Code. However, open space changes, including final calculations and locations may be made from the Final Development Plan, provided that they are minor, as determined by the Development Director, and meet the requirements of Section 1101.09(b)(1) of the Grove City Code. If it is determined that a change is significant, an amendment to the Final Development Plan will be required. Open space depicted on the Final Development Plan shall serve the entire PUD. In addition, the following standards shall apply:

a. All open spaces, including stormwater detention/retention ponds, shall be owned and maintained by the Homeowners Association unless otherwise agreed to with the City. Open spaces will be deeded to the Homeowners Association, and transfers will occur in phases after the open spaces are developed.

b. Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces, only to the extent that the areas are still usable for residents as either active or passive open space.

c. Active recreational areas may include, but is not limited to elements such as pocket parks, common gathering areas, fields, playground equipment/tot lot, dog parks, pavilions, picnic shelters, trails, etc.

d. Open space areas include passive recreational areas, bike paths, walking trails, dedicated green space, and stormwater retention areas. The proposed stormwater detention area will satisfy the provisions of this section the same shall not constitute more than 15% of the area dedication required by this provision.

e. Reserve “D” will be a centralized community park that includes a multitude of amenities, such as: a picnic shelter, tot lot, activity lawn, and cluster mail box units with off-street parking spaces. This area will be centrally located and will include direct connections to pedestrian networks within the community.

f. Reserve “E” is proposed as an approximately two-acre community park intended to function as an activity lawn with integrated walking paths and enhanced landscaping, providing residents with opportunities for passive recreational use. An extension of the internal pedestrian path network is planned through this reserve to facilitate a future connection to a public greenway trail expansion across the existing cemetery property located east of Patrick’s Hollow. This connection is intended to strengthen pedestrian connectivity to surrounding Grove City parks and open space amenities.

E. Entrance Features

a. Entry monumentation shall be located along Grove City Rd.

b. An entry monument sign face shall be no greater than 36 sq ft in area per side

c. An entry monument sign shall not exceed eight (8) feet in height from finished grade.

d. No more than one entry monument shall be permitted at any entrance of the community.

e. Entry monuments shall be landscaped and may include irrigation and lighting.

f. Entry monumentation shall be located at least ten (10) feet behind any right-of-way line and must not block sight visibility for ingress/egress.

g. The entry monument shall be approved by the City of Grove City administration at the time of approval of the Final Development Plan.

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

a. All street trees shall be located along all streets within the development and be spaced incompliance with section 1136.09(b) of the Grove City Planning and Zoning Code.

b. Street trees shall be installed, owned, and maintained by the City. The developer shall pay an urban forestry fee per section 1136.09(b) of the Grove City Planning and Zoning Code.

c. Development of the property shall comply with Grove City Codified Ordinances 1136.10 (Preservation of Trees and Wooded Areas), including required tree/wooded-area protection fencing and signage, plan depiction of regulated trees, and completion of the Service Director/Urban Forester site inspection and marking prior to any tree or shrub removal or site disturbance. An effort will be made to preserve existing trees where feasible.

d. Along the western property line adjacent to Lots 92 through 114, continuous landscape screening shall be provided and maintained in a manner generally consistent with the screening shown along the northern property line behind Lots 23 through 29. Such screening shall include minimum plantings of 3 deciduous trees and 15 evergreen trees per 100 linear feet.

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

a. Each street shall have a sidewalk on each side.

b. Sidewalks and paths shall be a minimum of five feet (5') in width.

c. Several five-foot (5') wide asphalt pathways will be installed in open space areas on the site to create active open space in pond and amenity areas.

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

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

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

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

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

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

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

a. Sub Area A: Maple Street Collection:

i. Color Palettes: A mixed color palette shall be utilized on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious. Fluorescent colors of any type shall be prohibited.

ii. Exterior Materials: Permitted materials include the following:
1. Brick and/or brick veneer.
2. Stone, cultured stone, and/or stone veneer.
3. Fiber cement board.
4. Stucco.
5. Dryvit (EIFIS)

6. Wood lap siding, composite lap siding, and cedar shake (painted or stained).
7. Vinyl siding with a minimum thickness of 0.044”.

b. Sub Area B: Paired Patio Collection

i. Color Palettes: A mixed color palette shall be utilized on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious. Fluorescent colors of any type shall be prohibited.

ii. Exterior Materials: Permitted materials include the following
1. Brick and/or brick veneer.
2. Stone, cultured stone, and/or stone veneer
3. Fiber cement board.
4. Stucco.
5. Dryvit (EIFIS)
6. Wood lap siding, composite lap siding, cedar shake (painted or stained).
7. Vinyl siding with a minimum thickness of 0.044”.

c. Home Mix:

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

d. High Impact Sites: At the discretion of the Developer/Builder, homesites with high visibility may have elevations that are upgraded to include some additional features such as, but not limited to, additional landscaping, additional windows and/or shutters, window detailing along the side elevation, upgraded window walls, extended masonry, etc.

e. Roofs:

i. The roof pitch in Sub Area A (Maple Street) is 5:12 (ranch or two-story). Higher roof pitch is available.

ii. The roof pitch in Sub Area B (Paired Patio) without a loft is 4:12. With a loft (two-story) it is 6.5:12.
iii. Extruded aluminum gutters with downspouts are allowed.
iv. Roofs shall be finished with dimensional asphalt shingles.

f. Windows and Doors: Vinyl windows and vinyl-coated or aluminum clad wood window and door frames are permitted.

g. Mechanical Equipment:

i Utility meters and air conditioning equipment shall be located in the side or rear yards, and all such improvements should be located in a manner to minimize offensive noises, odors, and/or appearances to adjoining properties.

ii All plumbing vents and roof ventilators shall be installed to minimize their appearance from the front.

N. Garages, Driveways, and Parking:

a. A minimum two-car attached garage is required for all dwelling units.

b. Front-entry and side-entry garages are permitted.

c. Driveways shall be a maximum of eighteen feet (18') at the right-of-way and shall be setback a minimum of one foot (1') from all side property/lot lines.

d. Driveways shall be constructed of concrete or decorative pavers.

e. All homes shall have a sidewalk connecting the driveway or street to the front door of the home.

O. Accessory Uses:

a. Sub Area A: Maple Street Collection:

i. Above-ground swimming pools are prohibited. In-ground swimming pools and hot tubs/spas are permitted so long as they conform to the Codified Ordinance.

ii. Privacy fences are prohibited. Yard fences are permitted to be installed in the rear yards. Yard fences must be a three (3) or four (4) board fence, no greater than four feet (4') in height and may consist of mesh wire backing.

iii. All trash, garbage or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code section 725.07

b. Sub Area B: Paired Patio Collection:

i. All swimming pools, recreation equipment, and other rear yard improvements are prohibited. Homeowners may have outdoor furniture, grills, potted plants, etc. on their patio/deck. No rear yard improvements may be installed in the turf areas.

ii. Above ground fencing (yard and privacy) is prohibited. Invisible fencing is permitted.

iii. All trash, garbage, or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code Section 725.07.

PATRICK'S HOLLOW – EXHIBITS/APPENDIX

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

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

MAPLE STREET

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

(2) **NO DUPLICATION** of the same **Siding Color** or **Board and Batten Siding Color** within one (1) homesite on the same side of the street or directly across the street. **FOR EXAMPLE:** The **Siding Color** or **Board and Batten Siding Color** on **homesite 4** cannot be duplicated on homesites 3, 5, 11.

1	**2**	Plan **3** Siding Color Or Board & Batten Siding	**Plan** **4** **Siding** **Or** **Board & Batten** **Siding**	Plan **5** Siding Color Or Board & Batten Siding	**6**	**7**

8	**9**	**10**	Plan **11** Siding Color Or Board & Batten Siding	**12**	**13**	**14**

***NOTE: For staggered home sites, if home across the street overlaps subject house less than 25%, same Plan is allowed but must be a different Elevation and select different siding color or board and batten siding color.

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

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

FISCHER HOMES
3940 OLYMPIC BLVD, Suite 100
ERLANGER, KY 41018
phone 859.341.4709 fax 859.344.5900
www.fischerhomes.com

1 TEMPLATE ALL (HOME MIX)

All information is subject to change without notice.
Information deemed reliable but is not guaranteed.

Print Date: 5/31/23

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

PAIRED COLLECTION

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

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

(2) **NO DUPLICATION** of the same **Color Package** is permitted within one (1) homesite on the same side of street or homesite directly across the street. **FOR EXAMPLE:** The **Color Package** on **homesite 4** cannot be duplicated on homesite 3, 5, or 11.

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

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

FISCHER HOMES
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1 TEMPLATE ALL (HOME MIX)

All information is subject to change without notice.
Information deemed reliable but is not guaranteed.

Print Date: 5/31/23

Received By:
Grove City Development
3/26/26

LEGAL DESCRIPTION

39.7+/- Acres

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

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

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

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

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

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

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

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

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

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

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

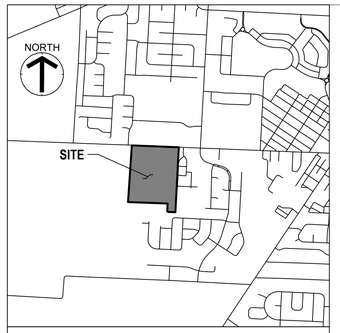
Thence South 3°03'42" West, with the easterly line of said 5.0012 acre tract, a distance of 52.37 feet to a point;

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

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

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

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



VICINITY MAP - NOT TO SCALE

LAT / LONG: 39.880029° / -83.112355°

Received By:

Grove City Development

3/26/26

Babyak Tracts

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. TI0041.006, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

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

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

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

Beginning at a point in the center line of Grove City Pike and being South 88° 30' East 1640.08 feet from a railroad spike in the center line of said road in the West line of Jackson Township; continuing along the center line of said road, South 88° 30' East 179 feet to a point; thence South 3° 03' West (passing an iron pin at 25.01 feet) 1587.9 feet to an iron pin in the North line of the Carl Rensch 102.11 acre tract; thence along the North line of said tract, North 88° 51' 30" West
179.03 feet to an iron pin; thence North 3° 03' East (parallel to the West line of Jackson Township and passing an iron pin at 1564.01 feet) 1589.02 feet to the place of beginning, containing 6.525 acres, more or less.

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

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

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

EXCEPTING THE FOLLOWING PROPERTY DESCRIPTION:

Situated in Virginia Military Survey No. 1383, Township of Jackson, County of Franklin, State of Ohio.
Being the Northerly part of a 6.520 acre tract as conveyed to Harry H. and Malinda Schilling as recorded in Deed Book 1800, Page 38, Franklin County, Ohio records and more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

SCHEDULE B - SECTION II

Title Commitment No. TI0041.006, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

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

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

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

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

Patrick Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. TI0041.002, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

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

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

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

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

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

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

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

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

SCHEDULE B - SECTION II

Title Commitment No. TI0041.002, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

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

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

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

Leonard Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. TI0041.001, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

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

SCHEDULE B - SECTION II

Title Commitment No. TI0041.001, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

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

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

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

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

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

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

Anslinger Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. TI0041.005, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

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

SCHEDULE B - SECTION II

Title Commitment No. TI0041.005, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

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

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

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

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

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

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

Randy Sefchick Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. TI0041.003, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

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

SCHEDULE B - SECTION II

Title Commitment No. TI0041.003, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

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

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

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

Thomas & Cherly Sefchick Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. TI0041.004, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

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

SCHEDULE B - SECTION II

Title Commitment No. TI0041.004, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

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

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

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Riverbend Commercial Title Services LP, Commitment Numbers TI0041.001, TI0041.002, TI0041.003, TI0041.004, TI0041.005 and TI0041.006 bearing an effective date of June 20, 2025 at 7:59 a.m.

2. Direct access to the subject parcels is available via Grove City Road. No roadway improvements plans were disclosed to CESO during the survey.

3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service. Utilities were marked by OUPS, dated June 30, 2025, Project Numbers B517801473-00B and B517801490-00B. For utility lines or services locations on private property CESO recommends contracting a private underground utility location service.

4. The closest intersection is the intersection between Grove City Road and Larchmere Drive located approximately 100 feet West of the site.

5. Parcel is located within Zone "X" (Area of minimal flood hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39049C0313K, effective date: 7/17/2008 published by the Federal Emergency Management Agency.

6. A zoning report was not provided to the surveyor at the time of survey.

7. There are 0 regular sparking spaces & and 0 handicap spaces on the subject parcel.

8. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.

9. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.

SURVEYOR'S CERTIFICATION:

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

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

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

CESO
WWW.CESOINC.COM
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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

Patrick Property

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

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	766627
Scale:	N/A
Drawn By:	APC
Checked By:	MJA
Date:	7/25/2025
Issue:	N/A

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 3

N

60 0 60

GRAPHIC SCALE (IN FEET)

STORM STRUCTURES

90005 - CATCH BASIN
RIM = 872.64
FL 12" HDPE E = 868.9'

91926 - CATCH BASIN
RIM = 871.87
FL 12" RCP E = 870.1'
FL 12" RCP W = 870.1'
FL 10" HDPE S = 870.2'

91954 - CATCH BASIN
RIM = 872.50
FL 15" HDPE N = 868.8'

92133 - CATCH BASIN
RIM = 876.53
FL 48" RCP W = 871.6'
FL 48" HDPE E = 871.8'
0.5'X2.5' WINDOW S = 875.4'

92139 - CATCH BASIN
RIM = 876.12
FL 48" RCP W = 871.1'
FL 48" RCP E = 871.1'
FL 24" RCP N = 872.62
0.5'X2.5' WINDOW S = 875.0'

92140 - CATCH BASIN
RIM = 875.92
FL 48" HDPE W = 871.0'
FL 48" HDPE E = 871.0'
FL 15" RCP NE = 872.1'
0.5'X2.5' WINDOW S = 874.8'

92184 - CATCH BASIN
RIM = 870.71
FL 12" HDPE NW = 868.7'

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

TOPOGRAPHIC LEGEND

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

SURVEY LEGEND

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

BENCHMARK

DATUM: NAVD88

BM "1": Aluminum disk in the Southwest headwall on Grove City Road culvert JAC 135-5.42 over Grove City Creek, 54 feet East of the center of Larchmere Drive, 30.5 feet South of the centerline. Elev. 876.67

BM "2": Chiseled "X" on Southeast bolt of hydrant North of Grove City Road 460' East of the intersection of Grove City Road and Larchmere Drive. Elev. 876.30'

BM "3": Aluminum disk in the North wingwall of Grove City Road bridge JAC 135-5.61 over Grove City Creek, 0.15 miles West of Demorest Road, 92 feet East of the center of the blacktop drive to residence #4430, 24.5 feet North of the centerline. Elev. 872.49'

Larchmere Drive (R/W Varies)
S 87° 43' 00" E 1648.46'
16" WM (Per Plan)
FCGS 4428
3/4" IPF
FCGS SW-11
BENCHMARK 1
INV AT OPENING = 872.0
David S. Sowers and Linda J Sowers D.B 30827, PG. I20 0.795 Acres
David S. Sowers and Linda J Sowers D.B 4064, PG. B19 0.732 Acres
Overhead Utility (x6)
INV 24" CONCRETE SOUTH = 872.9
INV 15" CONCRETE SOUTH = 873.0
BENCHMARK 2
4" Gas (Per Plan)
Grove City Road (R/W Varies)
S 87° 43' 00" E 1084.82'
V.M.S. 1388
V.M.S. 1383
Michael K. Gibboney IN. 202107130123079 8.555 Acres
Michael K. Gibboney IN. 202107130123079 2.880 Acres
Franklin County Commissioners IN. 200805140074254 0.082 Acres
Eddie Hill IN. 202404110034906 1.957 Acres
Robin Blitz Pickens IN.202104010058080 1.496 Acres
S 87° 44' 01" E 600.75'
16" WM (Per Plan)
FCGS 1361
FCGS SW-10
BENCHMARK 3
R/W
C/L
10' Telephone Esmt.
40' R/W Esmt.
5' Electric Esmt.
10' Electric Esmt.
Highway Esmt.
5' Electric Esmt.
3/4" IPF (Franklin County)
3/4" IPF (@ 26.69')
Septic Tanks
Water Well
INV 6" PLASTIC FROM SOUTH = 874.6
INV 48" METAL EAST = 869.8
INV 48" METAL WEST = 869.6
INV 48" PLASTIC FROM NORTHWEST = 870.8
INV 4" PLASTIC FROM SOUTH = 873.0
INV 4" PVC SOUTH = 871.5
INV 48" CONCRETE WEST = 868.1
INV 48" CONCRETE EAST = 867.6
7'X3' INV BOX CULVERT = 867.3
1/2" IPF
Overhead Utility (x1)
Common Drive Esmt.
Babyak Vamin & Babyak Olesya IN. 202103260054812 PID: 160-002540-00 1.103 Acres
Proposed Split Line
4565 Grove City Rd. Existing 1-story Building Bldg. Footprint = 1740 sq.ft.
4515 Grove City Rd. Existing 2-story Building Bldg. Footprint = 1380 sq.ft.
4449 Grove City Rd. Existing 2-story Building Bldg. Footprint = 2792 sq.ft.
4465 Grove City Rd. Existing 1-story Building Bldg. Footprint = 2960 sq.ft.
4431 Grove City Rd. Existing 2-story Building Bldg. Footprint = 2681 sq.ft.
4435 Grove City Rd. Existing 1-story Building Bldg. Footprint = 4469 sq.ft.
3/4" IPF (Moore) (@ 5.75' E)
3/4" IPF (Bent)
3/4" IPF (@ 251.56')
Wood Fence
Hogwire Fence
Chain link Fence
Asphalt
Gravel
Pond
Building on line
4565 Grove City Rd. Existing 1-story Building Bldg. Footprint = 2196 sq.ft.
4515 Grove City Rd. Existing 1-story Building Bldg. Footprint = 3588 sq.ft.
4515 Grove City Rd. Existing 1-story Building Bldg. Footprint = 269 sq.ft.
4565 Grove City Rd. Existing 1-story Building Bldg. Footprint = 3815 sq.ft.
4515 Grove City Rd. Existing 1-story Building Bldg. Footprint = 11391 sq.ft.
4515 Grove City Rd. Existing 1-story Building Bldg. Footprint = 196 sq.ft.
4565 Grove City Rd. Existing 1-story Building Bldg. Footprint = 385 sq.ft.
4465 Grove City Rd. Existing 1-story Building Bldg. Footprint = 1699 sq.ft.
4449 Grove City Rd. Existing 1-story Building Bldg. Footprint = 1428 sq.ft.
4435 Grove City Rd. Existing 1-story Building Bldg. Footprint = 2760 sq.ft.
4431 Grove City Rd. Existing 1-story Building Bldg. Footprint = 1788 sq.ft.
4431 Grove City Rd. Existing 1-story Building Bldg. Footprint = 708 sq.ft.
Building clear of line
Nicholas Murdock and Kristina Murdock IN. 201907080081308 9.307 Acres
Babyak Vamin & Babyak Olesya IN. 202103260054812 PID: 160-001089-00 6.525 Acres
Babyak Vamin & Babyak Olesya IN. 202103260054812 PID: 160-001090-00 5.417 Acres
Nicolas J. Patrick and Shellie K. Patrick IN. 201401080002889 PID: 160-001075-00 16.829 Acres
49.443 Acres (Survey)
Harry E. Leonard, Trustee of the Harry E. Leonard Trust IN: 200205170124260 PID: 160-002830-00 5.1818 Acres
Kent S. Anslinger & Karen R. Anslinger D.B. 2472, PG. D16 PID: 160-001072-00 5.0012 Acres
Randy Sefchick IN. 200212160322114 PID: 160-001318-00 3.5407 Acres
Thomas E. Sefchick and Cheryl A. Sefchick D.B. 28464, PG. D03 PID: 160-002536-00 4.2835 Acres
Grove City Cemetery Association D.B. 8727, PG. J14 23.067 Acres
N 03° 51' 45" E 1589.84'
S 03° 01' 22" W 1819.95'

SEE SHEET 3

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

Patrick Property

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

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

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

Drawing Title:
ALTA/NSPS Land Title Survey

2 of 3



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

Patrick Property

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

Revisions / Submissions

ID	Description	Date

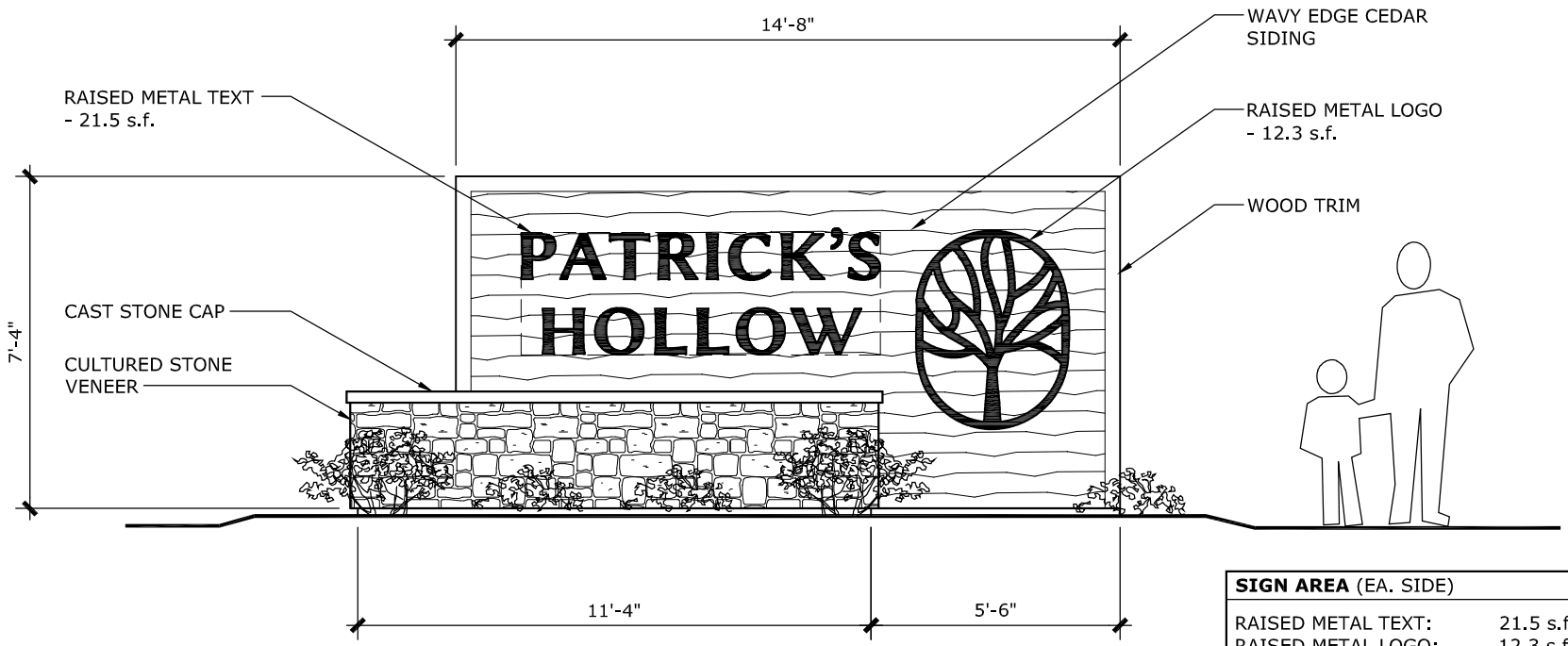
© 2025 CESO, INC.

Project Number:	766627
Scale:	1"=60'
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Date:	7/25/2025
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Drawing Title:
ALTA/NSPS Land Title Survey

3 of 3

Received By:
Grove City Development
3/26/26



SIGN AREA (EA. SIDE)	
RAISED METAL TEXT:	21.5 s.f.
RAISED METAL LOGO:	12.3 s.f.
TOTAL:	33.8 s.f.

FISCHER HOMES

PATRICK'S HOLLOW
Entry Monument
SCALE: ¼" = 1'-0" 07.28.25

Received By:
Grove City Development
3/26/26



FISCHER HOMES
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PROPOSED ENTRY MONUMENT "A" FOR PATRICK'S HOLLOW

NOT FOR CONSTRUCTION

Received By:
Grove City Development
3/4/26

MAPLE STREET ELEVATION

BEACON – CAMBRIDGE COTTAGE



MAPLE STREET ELEVATION

BEACON – CAMBRIDGE COTTAGE WITH BRICK



MAPLE STREET ELEVATION

BEACON – URBAN MODERN



MAPLE STREET ELEVATION

BEACON – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

BEACON – MODERN FARMHOUSE



MAPLE STREET ELEVATION

BEACON – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN WITH PORCH



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN WITH BRICK AND PORCH



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE WITH PORCH



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE WITH PORCH AND BRICK



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC WITH PORCH AND BRICK



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC WITH EXPANDED PORCH



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC WITH EXPANDED PORCH AND BRICK



MAPLE STREET ELEVATION

CUMBERLAND – URBAN MODERN



MAPLE STREET ELEVATION

CUMBERLAND – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

DANVILLE



MAPLE STREET ELEVATION

DANVILLE WITH BRICK



MAPLE STREET ELEVATION

DANVILLE WITH PORCH



MAPLE STREET ELEVATION

DANVILLE WITH PORCH AND BRICK



MAPLE STREET ELEVATION

DENALI – AMERICAN CLASSIC



MAPLE STREET ELEVATION

DANALI – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

DENALI – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

DENALI – AMERICAN CLASSIC WITH PORCH AND BRICK



MAPLE STREET ELEVATION

DENALI – URBAN MODERN



MAPLE STREET ELEVATION

DENALI – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

DENALI – MODERN FARMHOUSE



MAPLE STREET ELEVATION

DENALI – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

GREENBRIAR – HYDE PARK COTTAGE



MAPLE STREET ELEVATION

GREENBRIAR – HYDE PARK COTTAGE WITH BRICK



MAPLE STREET ELEVATION

GREENBRIAR – COSTAL CLASSIC



MAPLE STREET ELEVATION

GREENBRIAR – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

GREENBRIAR – URBAN MODERN



MAPLE STREET ELEVATION

GREENBRIAR – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE WITH PORCH



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE WITH BRICK & PORCH



MAPLE STREET ELEVATION

HARPER – URBAN MODERN



MAPLE STREET ELEVATION

HARPER – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC WITH BRICK & PORCH



MAPLE STREET ELEVATION

JENSEN – COSTAL CLASSIC



MAPLE STREET ELEVATION

JENSEN – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

JENSEN – MODERN FARMHOUSE



MAPLE STREET ELEVATION

JENSEN – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

JENSEN – MODERN RETREAT



MAPLE STREET ELEVATION

JENSEN – MODERN RETREAT WITH BRICK



MAPLE STREET ELEVATION

JENSEN – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

JENSEN – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

PRESTON – URBAN MODERN



MAPLE STREET ELEVATION

PRESTON – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

PRESTON – MODERN FARMHOUSE



MAPLE STREET ELEVATION

PRESTON – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

PRESTON – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

PRESTON – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH PORCH



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH BRICK & PORCH OPTION1



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH BRICK & PORCH OPTION 2



MAPLE STREET ELEVATION

WESLEY – MODERN FARMHOUSE



MAPLE STREET ELEVATION

WESLEY – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

WESLEY – URBAN MODERN



MAPLE STREET ELEVATION

WESLEY – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC WITH BRICK & PORCH



MAPLE STREET ELEVATION

YOSEMITE – MODERN FARMHOUSE



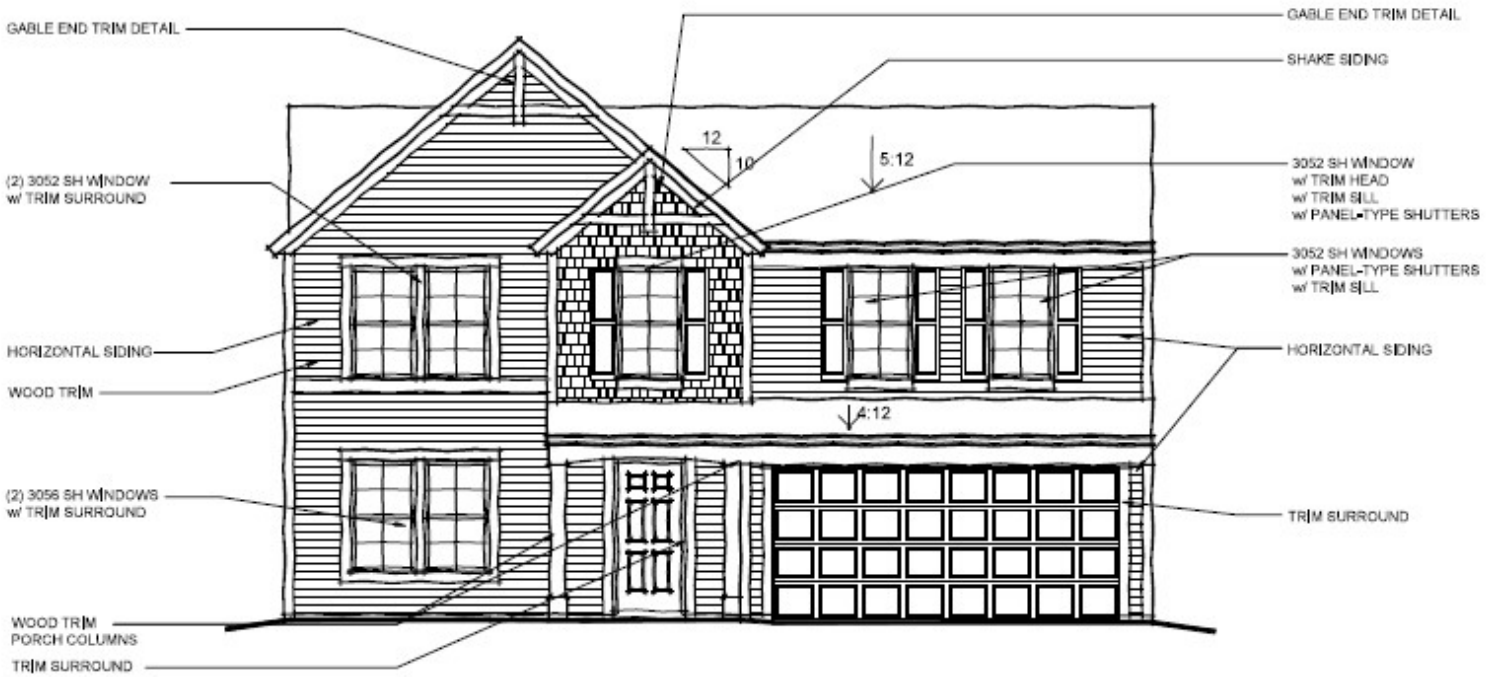
MAPLE STREET ELEVATION

YOSEMITE – MODERN FARMHOUSE WITH BRICK



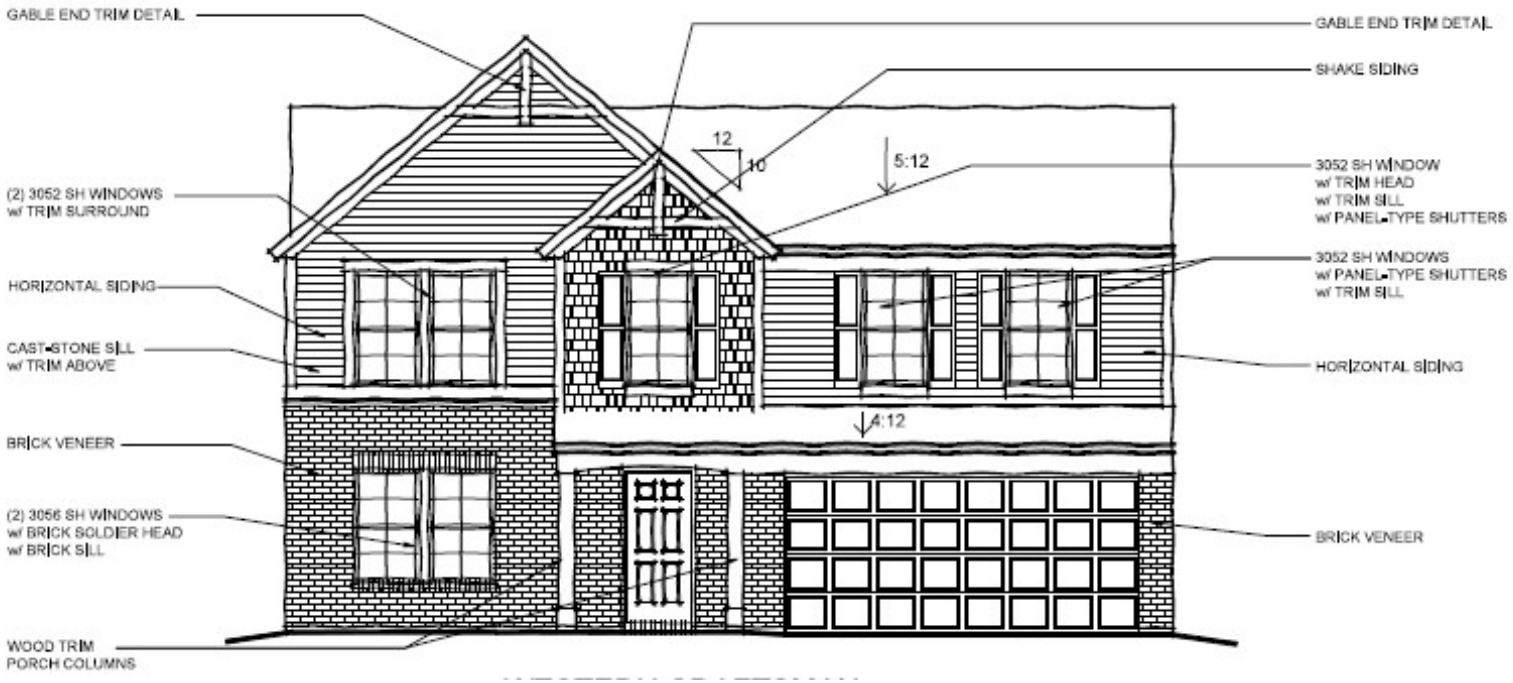
MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN WITH EXTENDED PORCH



MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN WITH BRICK & EXTENDED PORCH



MAPLE STREET ELEVATION

DAVINCI – URBAN MODERN



MAPLE STREET ELEVATION

DAVINCI – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

DAVINCI – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

DAVINCI – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

DAVINCI – MODERN FARMHOUSE



MAPLE STREET ELEVATION

DAVINCI – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

DAVINCI – COASTAL COTTAGE



MAPLE STREET ELEVATION

DAVINCI – COASTAL COTTAGE WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC WITH BRICK & PORCH



MAPLE STREET ELEVATION

FAIRFAX – URBAN MODERN



MAPLE STREET ELEVATION

FAIRFAX – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – MODERN FARMHOUSE



MAPLE STREET ELEVATION

FAIRFAX – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – COSTAL CLASSIC



MAPLE STREET ELEVATION

FAIRFAX – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN WITH PORCH



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN WITH BRICK & PORCH



MAPLE STREET ELEVATION

BRECKENRIDGE – URBAN MODERN



MAPLE STREET ELEVATION

BRECKENRIDGE – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – MODERN FARMHOUSE



MAPLE STREET ELEVATION

BRECKENRIDGE – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – COSTAL CLASSIC



MAPLE STREET ELEVATION

BRECKENRIDGE – COSTAL CLASSIC WITH BRICK



Paired Patio and Townhome Site Limitations

Received By:
Grove City Development
3/4/26

Wembley | Paired Patio



Coastal Cottage Elevation
Orientation Standard

Site Limitation 401
Site Limitation 403



Western Craftsman Elevation
Orientation Standard

Site Limitation 402
Site Limitation 403



Coastal Cottage Elevation
Orientation Reversed

Site Limitation 401
Site Limitation 404



Western Craftsman Elevation
Orientation Reversed

Site Limitation 402
Site Limitation 404

Hudson | Paired Townhome



Coastal Cottage Elevation
Orientation Standard

Site Limitation 401
Site Limitation 403



Western Craftsman Elevation
Orientation Standard

Site Limitation 402
Site Limitation 403



Coastal Cottage Elevation
Orientation Reversed

Site Limitation 401
Site Limitation 404



Western Craftsman Elevation
Orientation Reversed

Site Limitation 402
Site Limitation 404

Color Packages

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

Received By:
Grove City Development
3/4/26

MAPLE STREET

PREVIEW WORKSHEET

EXTERIOR

CINCINNATI-COLUMBUS-DAYTON-INDY INCLUDED BRICK



ALPINE SELECT



ASHVIEW



IRONGATE



SHILOH FALLS



SLATE CREEK



VINTAGE PORT



WEATHERED WOOD SHINGLES

Delicate White
PPG1001-1

TRIM COLOR & GARAGE DOOR

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

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

FISCHER HOMES

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

MAPLE STREET

PREVIEW WORKSHEET

EXTERIOR

INCLUDED - VINYL SIDING



WHITE



LINEN



DESERT SAND



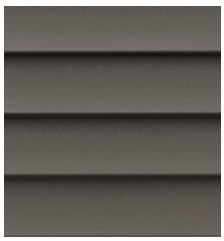
PEBBLESTONE CLAY



RUGGED CANYON



MONTANA SUEDE



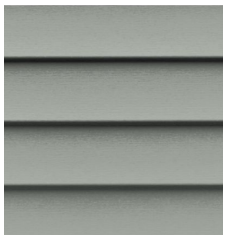
MISTY SHADOW



SILVER GREY



VICTORIAN GRAY



HARBOR GRAY



DEEP GRANITE



QUIET WILLOW



SCOTTISH THISTLE



VINTAGE DUBLIN



EVEREST



ENGLISH WEDGEWOOD

COLORS & MATERIALS ARE PLAN SPECIFIC

COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY

FISCHER HOMES

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MAPLE STREET

PREVIEW WORKSHEET

EXTERIOR

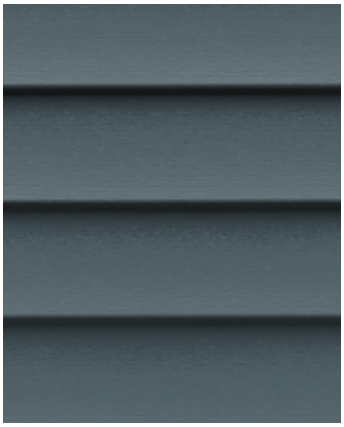
LEVEL 1 – VINYL SIDING



ALPINE FOREST



DEEP CAVERN



ROCK HARBOR



WHISPERING TIMBER



WOODLAND RETREAT

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

FISCHER HOMES

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MAPLE STREET

PREVIEW WORKSHEET

EXTERIOR

INCLUDED - VINYL SHAKE

123
PAINT MATCH: DELICATE WHITE



48
PAINT MATCH: MOTH GRAY



211
PAINT MATCH: PATCHES



241
PAINT MATCH: GRAY MARBLE



561
PAINT MATCH: GARRISON GRAY



625
PAINT MATCH: WARM UP



630
PAINT MATCH: SHADOWY



690
PAINT MATCH: COCOA CUPCAKE



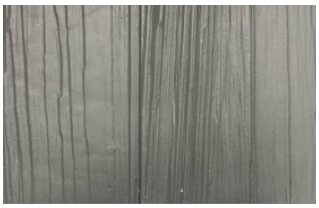
709
PAINT MATCH: BIRD HOUSE BROWN



715
PAINT MATCH: POSITIVELY PALM



938
PAINT MATCH: HATTERAS GRAY



940
PAINT MATCH: LICORICE

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

FISCHER HOMES

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MAPLE STREET

PREVIEW WORKSHEET

EXTERIOR

FRONT DOOR & SHUTTER COLORS



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

FISCHER HOMES

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MAPLE STREET

PREVIEW WORKSHEET

EXTERIOR

CEMENT BOARD / BOARD & BATTEN



COLORS & MATERIALS ARE PLAN SPECIFIC

COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY

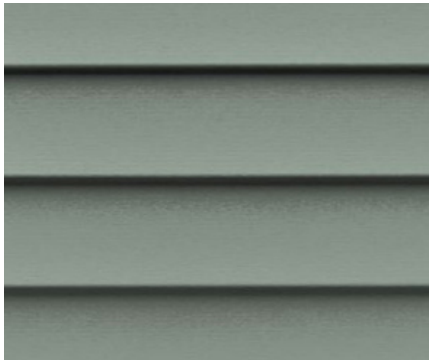
FISCHER HOMES

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

Received By:
Grove City Development
3/4/26

PAIRED PATIO

EXTERIOR COLOR PACKAGE 1



HORIZONTAL SIDING
QUIET WILLOW



VINYL SHAKE
SANDALWOOD



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL

Shark
PPG1006-2

TRIM COLOR

Enchanting Eggplant
PPG10000-2

SHUTTER COLOR

Rocky Road
PPG1000-2

BOARD & BATTEN COLOR

Undercover
PPG0998-7

Crazed Cranberry
PPG13-12

Enchanting Eggplant
PPG10000-2

FRONT DOOR COLOR OPTIONS

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

PAIRED PATIO

EXTERIOR COLOR PACKAGE 2



HORIZONTAL SIDING
SILVER GREY



VINYL SHAKE
OCEANSIDE



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL

Shark
PPG1006-2

TRIM COLOR

Cavalry
PPG1041-7

SHUTTER COLOR

Freedom Found
PPG1040-6

BOARD & BATTEN COLOR

Midnight Hour
PPG1038-7

Burgundy Wine
PPG1053-7

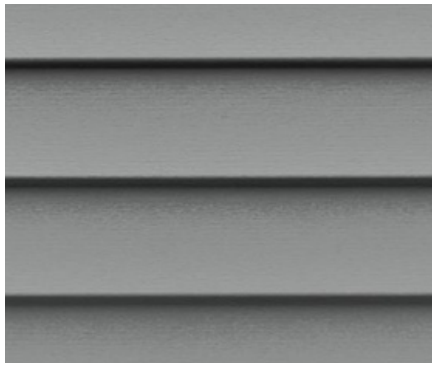
Cavalry
PPG1041-7

FRONT DOOR COLOR OPTIONS

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

PAIRED PATIO

EXTERIOR COLOR PACKAGE 3



HORIZONTAL SIDING
DEEP GRANITE



VINYL SHAKE
SAHARA



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL

Shark
PPG1006-2

TRIM COLOR

Black Magic
PPG1001-7

SHUTTER COLOR

Ashen
PPG1023-3

BOARD & BATTEN COLOR

Industrial Revolution
PPG1038-7

Brick Dust
PPG1056-7

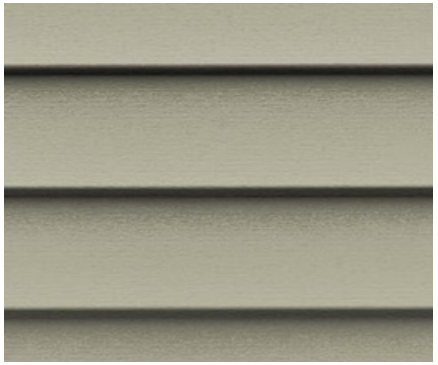
Black Magic
PPG1001-7

FRONT DOOR COLOR OPTIONS

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

PAIRED PATIO

EXTERIOR COLOR PACKAGE 4



HORIZONTAL SIDING
PEBBLESTONE CLAY



VINYL SHAKE
MOSS



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL

Shark
PPG1006-2

TRIM COLOR

Armory
PPG1009-6

SHUTTER COLOR

Smokey Sage
PPG11-24

BOARD & BATTEN COLOR

Merlot
PPG13-04

Midnight Hour
PPG1038-7

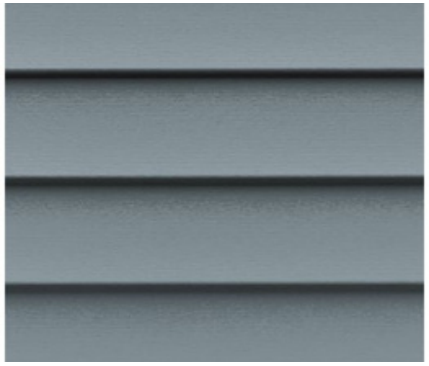
Armory
PPG1009-6

FRONT DOOR COLOR OPTIONS

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

PAIRED PATIO

EXTERIOR COLOR PACKAGE 5



HORIZONTAL SIDING
ENGLISH WEDGEWOOD



VINYL SHAKE
COLONIAL GRAY



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL

Shark
PPG1006-2

TRIM COLOR

Midnight Hour
PPG1038-7

SHUTTER COLOR

Shadowy
PPG0998-4

BOARD & BATTEN COLOR

Merlot
PPG13-04

Midnight Hour
PPG1038-7

Garrison Gray
PPG1039-5

FRONT DOOR COLOR OPTIONS

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

Date: 04/14/26	No.: CR-10-26
Introduced By: Mr. Holinga	1st Reading: 04/20/26
Committee: Lands	Public Notice:
Originated By: Plan. Comm.	2nd Reading:
Sponsor:	Passed: Rejected:
Emergency: 30 Days:	Codified: Code No:
Current Expense:	Passage Publication:

RESOLUTION NO. CR-10-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN
FOR LAQUINTA HOTEL LOCATED AT 4197 MARLANE DRIVE

WHEREAS, on April 07, 2026, the Planning Commission recommended approval of the Development Plan for LaQuinta Hotel located at 4197 Marlane Dr., with the following deviations and stipulations:

1. The evergreen hedges along the parking lot's Marlane Drive and Rumfield Drive frontages shall be a minimum height of three feet (3') at planting;
2. One (1) 2-inch caliper minimum tree shall be added to the landscape peninsula between the entrance drive from Marlane Dr. and the parking spaces to the south;
3. Parking lot lighting fixtures shall match the character of the fixtures utilized on the Comfort Suites site to the west;
4. Signs shall be posted on the site stating that No Overnight Truck Parking shall be permitted.

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 LaQuinta Hotel located at 4197 Marlane Dr., contingent upon the stipulations set by Planning Commission.

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

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

_____
Ted A. Berry, President of Council

_____
Richard L. Stage, Mayor

Passed:
Effective:

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

I Certify that this resolution
is correct as to form.

_____
Stephen J. Smith, Director of Law

ITEM 1: 202603060011 – LaQuinta Hotel – Final Development Plan

Site Location
4197 Marlane Dr (PID 040-005538).

Proposal
A development plan to reconfigure the hotel entrance and parking area.

Current Zoning
Retail Commercial (C-2)

Future Land Use
Commercial Center

Property Owner
Manju Patel, Nanubhait Patel

Property Incentives
CRA #2

Applicant/Representative
Matthew L. Weber, Weber Engineering Services LLC

Applicable Plans, Policies, and Code Section(s)
- Zoning Code Section 1136
- Resolution CR-53-94
- Resolution CR-50-17

Public Input
None received

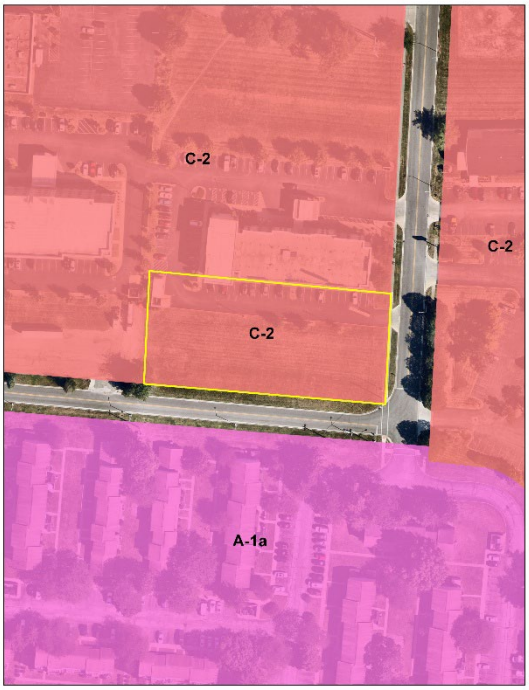
Staff Recommendation
Approval with 4 stipulations

Contents **Page**
1. Context Map 2
2. Analysis..... 3
3. GC2050 Analysis..... 5
4. Recommendation..... 6
5. Detailed History 6
6. Public Input..... 6

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

Summary
This proposal is a development plan to reconfigure the hotel entrance and parking area located at 4179 Marlane Drive.

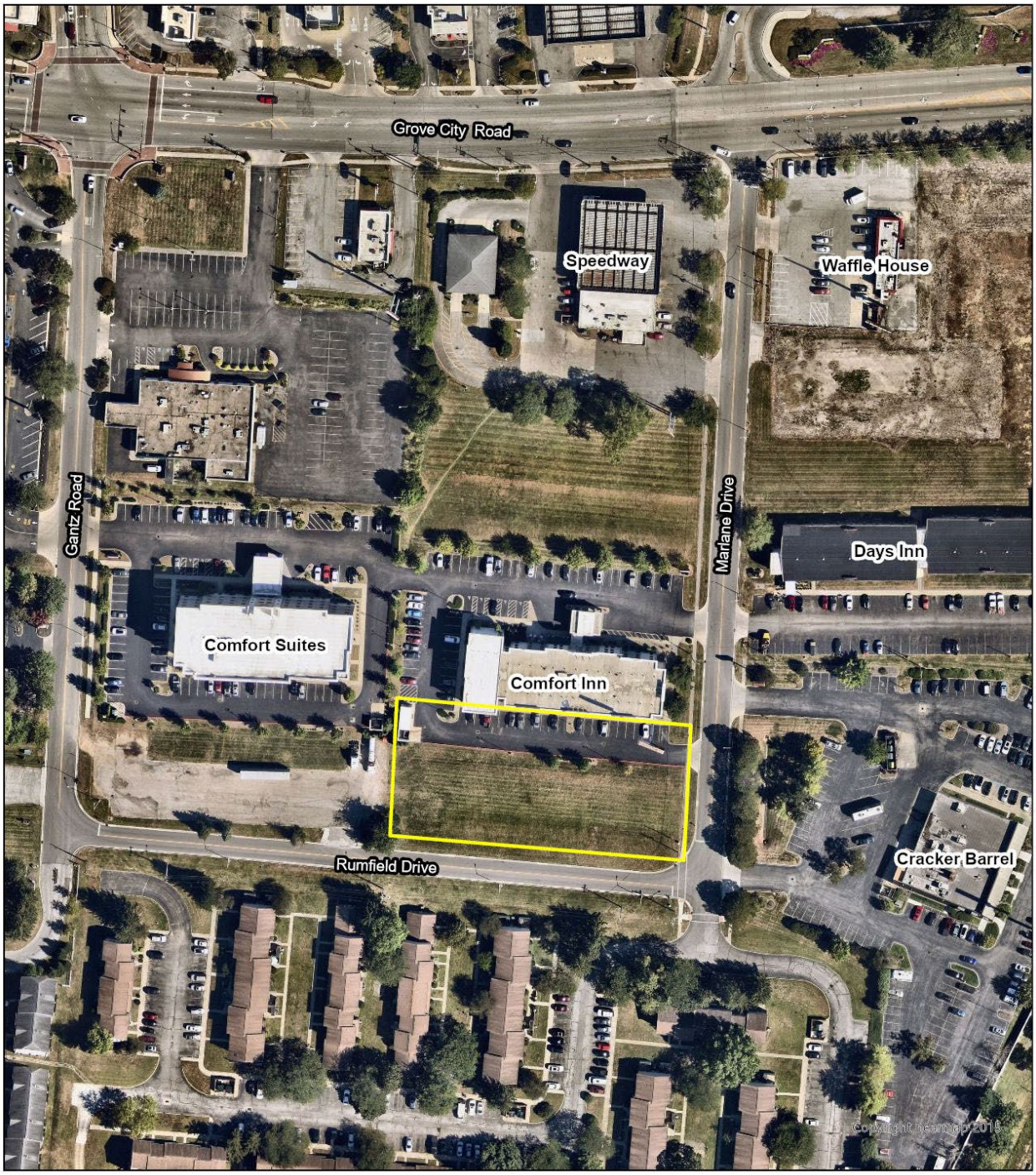
Zoning Map



Next Steps
Upon recommendation from Planning Commission, the final development plan will move forward to City Council for approval.

1. Context Map

The property is located at 4197 Marlane Drive. (PID 040-005538).



GROVE CITY 1852 OHIO

202603060011
LaQuinta Hotel
Final Development Plan
Parcel ID: 040-008773

N

0 40 80 160 240 320 400 Feet

2. Analysis

The applicant is requesting approval of a development plan to make modifications to the existing Comfort Inn building and expand the parking lot for additional parking on the south side of the structure. The 1.031-acre parcel is zoned C-2 (Retail Commercial) and is adjacent to properties zoned A-1a (Multi-Family) and other properties zoned C-2. The GroveCity2050 Community Plan and Future Land Use Map designates this site as Commercial Center, and the proposed use of hotel meets the recommended primary use of commercial for the district.

Site Plan

The proposed parking lot will be located south of the existing Comfort Inn hotel. The parking lot will have two access points, one from the existing drive south of the hotel along Marlane Drive and a proposed drive on the west side of the site off Rumfield Drive. As part of the parking lot additions, a 5-foot-wide sidewalk will be installed along the Rumfield Drive frontage of the site. The parking lot is shown with 95 spaces, which meets the code requirement of 1 space per room (78 rooms total). No changes are proposed to the parking areas along the north and west sides the hotel, although plans do show that the parking area west of the hotel will be resurfaced.



Resolution CR-50-17, approving an addition to the Comfort Inn as well as the existing parking along the south side of the structure, included a stipulation that “signs shall be posted on the site stating that no overnight truck parking shall be permitted.” In order to be consistent with this previous legislation for the parking on this lot, “No overnight truck parking” signs shall be posted in the proposed parking expansion area.

Building

The existing Comfort Inn is being rebranded as a LaQuinta Inn. The entryway to the hotel is proposed to be relocated from the north side to the south, and a porcelain panel accent will be installed along a portion of the parapet and around the new entryway. The existing stone veneer accent on the north elevation will remain.



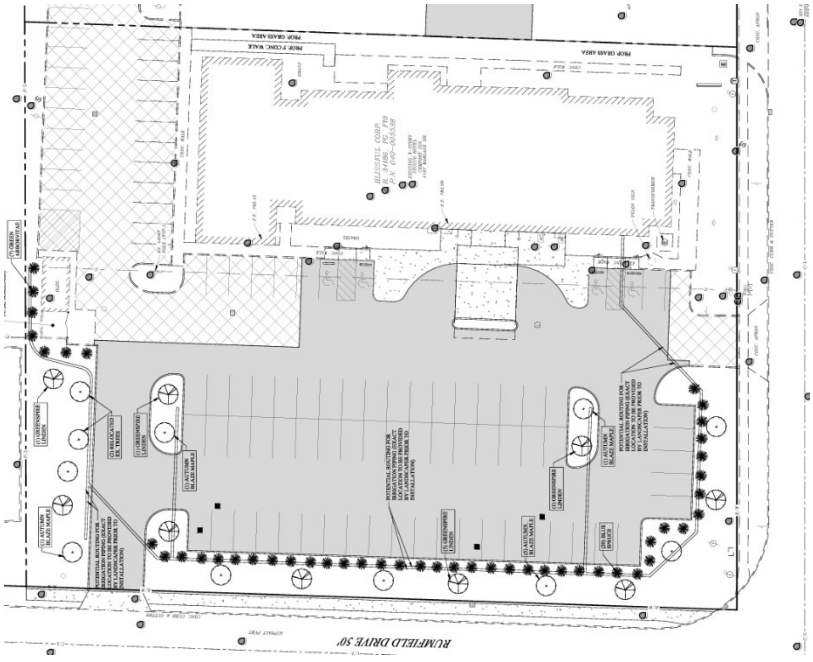
South Elevation



North Elevation

Landscaping

A landscape plan was submitted showing proposed landscaping for the site; however, modifications will need to be made to ensure compliance with code requirements in terms of quantity and size of plantings. While plans show an evergreen hedge along the parking lot's frontages on Marlane Drive and Rumfield Drive, plans indicate gallon size instead of height at planting. These evergreens will need to be a minimum height of 3 feet at installation in order to provide code-compliant screening from the roadway. Additionally, one (1) 2-inch caliper tree is required to be added to the landscape peninsula between the entrance drive from Marlane Drive and the parking spaces to the south.



Plans indicate that the existing landscaping along the building will remain, and the general location for irrigation piping is shown on the landscape plan, with a note that the exact location will be verified prior to construction.

Signage
The current site includes a monument sign, wall sign, and pylon sign. As part of the development plan, the monument sign will be relocated to the southern side of the northern access drive and will need to comply with the landscaping requirements outlined in code, including plantings around the base of the sign. All signage will require a separate sign permit from the Grove City Building Division for final approval to ensure compliance with the requirements of Chapter 1145.

Lighting
A photometric plan was provided that meets the 0.5 footcandle requirement outlined in code. The materials show that parking lot lighting will be downcast LED fixtures finished in black; however, in order to provide consistent character with recent area developments, these fixtures should match those installed on the Comfort Suites site to the west.

3. GroveCity2050 Analysis

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

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

Finding is Met: The proposed development plan will allow for updated amenities at an existing hotel and increase parking spaces for guests.

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

Finding is Met: The development has landscaping and a range of façade material that creates an attractive development.

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

Finding Not Applicable: Although no changes are proposed to the street network as part of this application, the additional parking lot will add a 5-foot sidewalk along Rumfield Drive that helps complete sidewalk connections in the area to connect residents and visitors to area amenities.

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

Finding not Applicable: The proposed development will not impact the city's natural character, as it is located along a commercial corridor.

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

Finding Not Applicable: The scale of the proposed improvements provide negligible impacts on the City's fiscal health.

4. Recommendation

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

1. The evergreen hedges along the parking lot's Marlane Drive and Rumfield Drive frontages shall be a minimum height of 3 feet at planting.

2. One (1) 2-inch caliper minimum tree shall be added to the landscape peninsula between the entrance drive from Marlane Drive and the parking spaces to the south.

3. Parking lot lighting fixtures shall match the character of the fixtures utilized on the Comfort Suites site to the west.

4. Signs shall be posted on the site stating that no overnight truck parking shall be permitted.

5. Detailed History

1994
City Council approved the final development plan for Comfort Inn on Marlane Drive with Resolution CR-53-94 at the September 20th meeting.

2017
City Council approved a development plan for an addition to the Comfort Inn with Resolution CR-50-17 at the December 18th meeting.

6. Public Input

As of the time this report was issued, Staff has received no public input on the proposed application.

GROVE CITY
DEVELOPMENT

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

Grove City Planning Commission

Final Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: LaQuinta Hotel

PROJECT LOCATION: 4197 Marlene Dr.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005538 **ACREAGE AFFECTED BY THIS APPLICATION:** 0.98 Acre

EXISTING ZONING: C-2 **EXISTING LAND USE:** Hotel

PROPOSED ZONING: C-2 **PROPOSED LAND USE:** Hotel

FUTURE LAND USE DESIGNATION: NA

PROPERTY OWNER INFORMATION

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

Name	Address	City, State, Zip
Blissful Corp	4197 Marlene Dr.	Grove City, OH 43123
Phone	**Fax**	**Email**
614-539-3500		Neil@imagehm.com

APPLICANT INFORMATION

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

Name	Title	Company / Organization
Nanu Patel	President	Blissful Corp
Address		**City, State, Zip**
765 Russell Strauss Rd		Cookeville, TN 38501
Phone	**Fax**	**Email**
931-284-1179		Neil@imagehm.com

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

Name	Title	Company / Organization
Matthew L. Weber	Agent/Engineer	Weber Engineering Services, LLC
Address		**City, State, Zip**
2555 Hartville Road		Rootstown, OH 44272
Phone	**Fax**	**Email**
330-329-2037		matt@webercivil.com

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: LaQuinta Hotel

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

ACREAGE DISTURBED: 0.98 Acre **TOTAL FLOOR AREA:** Existing 39,955 GSF

NUMBER OF BUILDINGS: 1 **BUILDING HEIGHT:** 3 Floors 27'-6" + Parapet

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

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

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

I ~~Neil Patel~~ NANU PATEL, the current property owner hereby authorize the applicant (Matthew L. Weber) to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: _____ Date: March 4th 2026

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 4th day of March, 2026.

JO-ANN R FERRER STATE OF TENNESSEE NOTARY PUBLIC

_____
Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: _____ Date: 03-06-2026

STATE OF OHIO, COUNTY OF ~~FRANKLIN~~ Portage

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

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2026

ANGELA FAYE KOZMA, NOTARY PUBLIC COMM. EXP. FEB 05, 2029 STATE OF OHIO

_____
Official Seal and Signature of Notary Public

Revised 3/25/2025

REVIEW FEES

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

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

GROVECITY2050 GUIDING PRINCIPLES

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

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

GROVE CITY 2050
Growing Forward

THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN

GROVE CITY
DEVELOPMENT

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

- [x] One signed and notarized application
- [x] Appropriate fee ($300 plus applicable engineering and planning review fees – see Fee Recovery Policy). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- [x] A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- [x] A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
- [x] If applicable, the following scaled plans showing:
    a. Cover Page with signature block (see image below)
    b. Site Plan
    c. Grading Plan
    d. Landscape Plan
    e. Irrigation Plan
    f. Utility Plan
    g. Photometric Plan
    h. Tree Survey
    i. Demolition Plan
    j. Site Details
    k. Stormwater Management (per the Stormwater Design Manual)

City Administrator	_____
Service Director	_____
Reviewer for the City of Grove City	_____
Fire Department Jackson Township	_____

- [ ] If applicable, scaled drawings showing:
    a. Location of sign(s) and sign type (wall, ground, projecting or window)
    b. Sign dimensions, including letter sizes and proposed distance from sign to grade
    c. Copy layout and lettering styles (fonts) of signage
    d. Materials and manufacturer to be used in fabrication
    e. Total area of sign face (including frame)
    f. Type of illumination
- [ ] If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
- [ ] If applicable, the preliminary stormwater calculations stamped by a professional engineer
- [ ] A photograph of the finish material/color samples board (swatches, plans or product specifications)
- [ ] A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- [ ] If applicable, a traffic study indicating potential traffic generation for the proposed site
- [ ] If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

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

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

GROVE CITY
— DEVELOPMENT —

Grove City Planning Commission Meeting and Deadline Schedule 2026

Planning Commission		City Council	
Planning Commission Application Filing Deadline	**Planning Commission Meeting Date**	Tentative City Council Meeting Date*	
December 3, 2025	January 6, 2026	1st Reading	January 20, 2026
		2nd Reading	February 2, 2026
December 31, 2025	February 3, 2026	1st Reading	February 17, 2026
		2nd Reading	March 2, 2026
January 28, 2026	March 3, 2026	1st Reading	March 16, 2026
		2nd Reading	April 6, 2026
March 4, 2026	April 7, 2026	1st Reading	April 20, 2026
		2nd Reading	May 4, 2026
April 1, 2026	May 5, 2026	1st Reading	May 18, 2026
		2nd Reading	June 1, 2026
April 29, 2026	June 2, 2026	1st Reading	June 15, 2026
		2nd Reading	July 6, 2026
June 3, 2026	July 7, 2026	1st Reading	July 20, 2026
		2nd Reading	August 3, 2026
July 1, 2026	August 4, 2026	1st Reading	August 17, 2026
		2nd Reading	September 8, 2026
August 5, 2026	September 8, 2026	1st Reading	September 21, 2026
		2nd Reading	October 5, 2026
September 2, 2026	October 6, 2026	1st Reading	October 19, 2026
		2nd Reading	November 2, 2026
September 30, 2026	November 3, 2026	1st Reading	November 16, 2026
		2nd Reading	December 7, 2026
November 4, 2026	December 8, 2026	1st Reading	December 21, 2026
		2nd Reading	January 4, 2027

* Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

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

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

Revised 10/22/25

LA QUINTA HOTEL

4197 MARLENE DRIVE
CITY OF GROVE CITY
COUNTY OF FRANKLIN
STATE OF OHIO

SITE DATA

USE DISTRICT	=	C-2
SITE AREA		
EXISTING HOTEL SITE	=	+/-1.65 AC.
EX. BUILDING AREA	=	13,616 S.F. (FOOTPRINT)

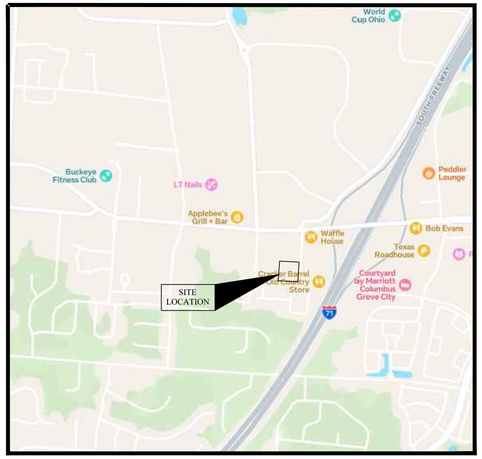
BUILDING SETBACKS:

FRONT YARD	=	30'
SIDE YARD	=	10'
REAR YARD	=	10'

REQUIRED HOTEL PARKING SPACES = 1 PER ROOM/SUITE
THE HOTEL HAS 78 ROOMS TOTAL

EXISTING HOTEL -NUMBER OF PARKING SPACES:

REGULAR PARKING SPACES	=	91
HANDICAP PARKING SPACES	=	4
TOTAL PARKING SPACES	=	95



VICINITY MAP
NO SCALE

N

CITY OF GROVE CITY
SIGNATURES BELOW ONLY SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR _____ DATE

SERVICE DIRECTOR _____ DATE

REVIEW FOR THE CITY OF GROVE CITY _____ DATE

FIRE DEPARTMENT JACKSON TOWNSHIP _____ DATE

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS FOR THE CITY OF REYNOLDSBURG, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN OUR OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	C100
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LANDSCAPING PLAN	C102A
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UTILITY PLAN	C103
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SITE DETAILS	C105-C105A
SWP3	C106
SWP3 DETAILS	C107-C112

Survey by:

R M KOLE & ASSOC. CORP.
surveyors • consultants • planners • utilities • osp
5316 Ridge Road – Cleveland, Ohio 44129
Phone 440.885.7137 – Fax 440.885.7139
www.kolesurvey.com

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330-329-2037
matt@webercivil.com

STATE OF OHIO · MATTHEW L WEBER · 61709 · REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:
GROSE & MANZ BUILDERS
BRAD GROSE
(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:
BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

TITLE SHEET

C100
Project No. 2025-190

C:\Users\Brandon.Weber.Civil\Cloud Server - Weber\A-1 Projects\2025 Projects\2025-190 TownPlace Suites Grove City\2025-190 Dwg\2025-190 SitePLC - 03-26-2026\2025-190 SitePLC.dwg 3/26/2026 11:32:06 AM

GENERAL NOTES

1. THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, THE O.D.O.T. STANDARD CONSTRUCTION DRAWINGS, AND THE GROVE CITY SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS.
2. ALL DISTURBED GREEN AREAS SHALL BE TOP DRESSED AND RE-SEEDED.
3. CALL OHIO UTILITIES PROTECTION SERVICE BEFORE DIGGING (800-362-2764).
4. ALL STORM SEWERS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), SMOOTH LINED, PER O.D.O.T. ITEM 707.33.
5. ELECTRICAL CONDUIT SHALL BE AS REQUIRED BY THE UTILITY OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE ENGINEERING AND BUILDING DEPARTMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SILTATION CONTROL MEASURES NECESSARY TO PREVENT SILT FROM LEAVING THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DEMOLITION MATERIAL AND DEBRIS.
9. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION, OR BETTER.
10. TEMPORARY SOIL EROSION AND SEDIMENT CONTROL WILL BE REQUIRED IN ACCORDANCE WITH THE GROVE CITY ENGINEER'S OFFICE.
11. A PRE CONSTRUCTION MEETING MUST BE HELD AT THE GROVE CITY ENGINEER'S OFFICE PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY. IN ADDITION, THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE GROVE CITY BEGINNING WORK TO ARRANGE FOR INSPECTION.
12. A 18 INCH. MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
13. A 10 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
14. AN 18 INCH MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL SANITARY SEWER.
15. ALL PARKING LOT PAVEMENT MARKING SHALL BE WHITE.

Survey by:

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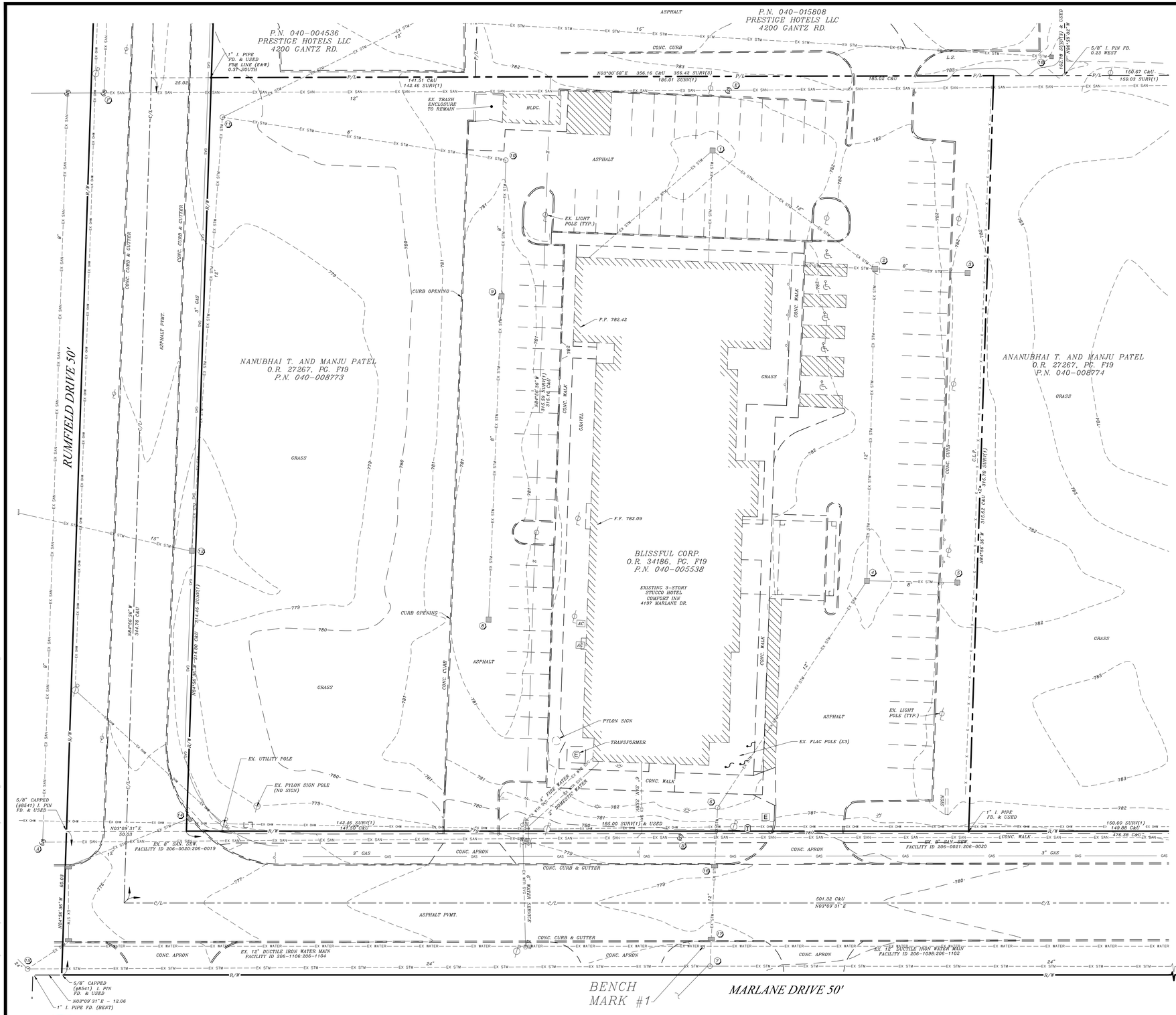
LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
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GENERAL NOTES

C100A
Project No. 2025-190

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SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26

SITE BENCH MARK

BENCH MARK #2
TOP OF HYDRANT
(260' NORTH OF BENCHMARK #1 ON MARLANE DR.)

ELEVATION = 784.13

EX. STORM STRUCTURE SCHEDULE

1. EX. CATCH BASIN
   TOP 780.43
   INV. 779.03, 12" NE
   INV. 779.03, 8" E
2. EX. CATCH BASIN
   TOP 780.93
   INV. 778.32, 12" E
   INV. 778.41, 8" N
   INV. 778.43, 12" SW
3. EX. CATCH BASIN
   TOP 781.08
   INV. 779.91, 8" S
4. EX. CATCH BASIN
   TOP 780.46
   INV. 777.66, 12" SE
   INV. 777.68, 8" N
   INV. 777.68, 12" W
5. EX. CATCH BASIN
   TOP 780.90
   INV. 779.55, 8" N
6. EX. STORM MANHOLE
   TOP 782.13
   INV. 776.90, 12" E
   INV. 776.90, 12" NW
7. EX. STORM MANHOLE
   TOP 779.57
   INV. 772.37, 24" S
   INV. 772.77, 24" N
   INV. 772.37, 24" SE
   INV. 774.37, 12" W
8. EX. CATCH BASIN
   TOP 780.01
   INV. 776.48, 8" W
9. EX. CATCH BASIN
   TOP 779.93
   INV. 775.05, 6" W
   INV. 775.43, 8" E
   VERT. PIPE TOP 778.37
10. EX. STORM MANHOLE
    TOP 781.12
    INV. 774.72, 8" S
    INV. 774.92, 8" E
11. EX. STORM MANHOLE
    TOP 778.99
    INV. 773.89, 8" N
    INV. 773.79, 12" NW
12. EX. CATCH BASIN
    TOP 777.54
    INV. 772.44, 12" W
13. EX. STORM MANHOLE
    (NOT IN VIEW)
    TOP 781.70
    INV. 774.30, 24" S
    INV. 774.30, 24" N
    INV. 774.70, 12" W
14. EX. CURB INLET
    TOP 776.11
    INV. 773.01, 12" SE
15. EX. STORM MANHOLE
    TOP 775.84
    INV. 769.94, 24" N
16. EX. CURB INLET
    GRATE 778.80
    NO INV. DATA
17. EX. CURB INLET
    GRATE 776.53
    NO INV. DATA
18. EX. CATCH BASIN
    TOP 781.68
    INV. 779.51, 15" S

EX. SANITARY STRUCTURE SCHEDULE

A. EX. SANITARY MANHOLE
   TOP 776.30
   INV. 770.40, 8" W
   INV. 770.50, 8" N
B. EX. SANITARY MANHOLE
   TOP 779.61
   INV. 771.54, 6" S
   INV. 771.54, 8" N
C. EX. SANITARY MANHOLE
   (NOT IN VIEW)
   TOP 781.53
   INV. 772.58, 8" S
   INV. 772.58, 8" N
D. EX. SANITARY MANHOLE
   (NOT IN VIEW)
   TOP 783.69
   INV. 771.54, 12" S
   INV. 771.54, 12" N
E. EX. SANITARY MANHOLE
   TOP 782.43
   INV. 770.03, 12" S
   INV. 770.03, 12" N
F. EX. SANITARY MANHOLE
   TOP 779.12
   INV. 768.92, 12" S
   INV. 768.92, 12" N
   INV. 769.38, 8" W

LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

EXISTING LEGEND

■	FOUND MONUMENT BOX AS NOTED	EX. EDGE OF WATER
◆	BENCHMARK	EX. FENCE
○S	SET IRON PIN WITH "ATWELL" CAP	EX. TREE LINE
○F	FOUND IRON ROD AS NOTED	EX. RAILROAD
(Dd.)	DEED	FENCE
(OBS.)	OBSERVED	OVERHEAD UTILITY WIRES
(R)	RECORD	GAS LINES
(PND.)	FOUND	SANITARY LINES
(U)	USED	STORM LINES
(PP)	PER PLAN	WATER LINES
DOC.	DOCUMENT	MAJOR CONTOURS
NO.	NUMBER	MINOR CONTOURS
UNK	UNKNOWN	EX. EASEMENT
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	EX. COMM. LINE
SMP	SMOOTH METAL PIPE	
ELV.	ELEVATION	
UTP	UTILITY POLE	
ASPH.	EX. ASPH.	
(	EX. CULVERT END	
□○	EX. CATCH BASIN/INLET AS NOTED	
●	EX. UTILITY POLE	
⊢	EX. HYDRANT	
⬢	EX. WATER VALVE	
□G	EX. GAS RISER	
⮜	EX. SANITARY LINE MARKER	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

EXISTING CONDITIONS PLAN

C101
Project No. 2025-190

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P.N. 040-004536
PRESTIGE HOTELS LLC
4200 GANTZ RD.

P.N. 040-015808
PRESTIGE HOTELS LLC
4200 GANTZ RD.

ANANUBHAI T. AND MANJU PATEL
O.R. 27267, PG. F19
P.N. 040-008774

ANANUBHAI T. AND MANJU PATEL
O.R. 27267, PG. F19
P.N. 040-008773

BLISSFUL CORP.
O.R. 34186, PG. F19
P.N. 040-005538
EXISTING 3-STORY STUCCO HOTEL.
COMFORT INN
4197 MARLANE DR.

RUMFIELD DRIVE 50'

MARLANE DRIVE 50'

BENCH MARK #1

SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26

SITE BENCH MARK

BENCH MARK #2
TOP OF HYDRANT
(260' NORTH OF BENCHMARK #1 ON MARLANE DR.)

ELEVATION = 784.13

EX. STORM STRUCTURE SCHEDULE

1. EX. CATCH BASIN
TOP 780.43
INV. 779.03, 12" NE
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11. EX. STORM MANHOLE
TOP 778.99
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INV. 773.89, 8" N
INV. 773.79, 12" NW
12. EX. CATCH BASIN
(TO BE MODIFIED)
TOP 777.54
INV. 772.16, 15" S
INV. 772.44, 12" W
13. EX. STORM MANHOLE
(NOT IN VIEW)
TOP 781.70
INV. 774.30, 24" S
INV. 774.30, 24" N
INV. 774.70, 12" W
14. EX. CURB INLET
TOP 776.11
INV. 773.01, 12" SE
15. EX. STORM MANHOLE
TOP 775.84
INV. 769.91, 24" SW
INV. 769.94, 24" N
16. EX. CURB INLET
GRATE 778.80
NO INV. DATA
17. EX. CURB INLET
GRATE 778.59
NO INV. DATA
18. EX. CATCH BASIN
TOP 781.68
INV. 779.51, 15" S

EX. SANITARY STRUCTURE SCHEDULE

A. EX. SANITARY MANHOLE
TOP 776.30
INV. 770.40, 8" W
INV. 770.50, 8" N
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INV. 768.92, 12" S
INV. 768.92, 12" N
INV. 769.38, 8" W

LEGEND

0.98 AC — AREA OF DEMOLITION & CLEARING

AREA OF PAVEMENT MILL & RESURFACE

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

EXISTING LEGEND

	FOUND MONUMENT BOX AS NOTED		EX. EDGE OF WATER
	BENCHMARK	x x	EX. FENCE
○S	SET IRON PIN WITH "ATWELL" CAP		EX. TREE LINE
OF	FOUND IRON ROD AS NOTED		EX. RAILROAD
(D&.)	DEED		
(OBS.)	OBSERVED		
(R)	RECORD		FENCE
(FND.)	FOUND		
(U)	USED	EX OHW	OVERHEAD UTILITY WIRES
(PP)	PER PLAN		GAS LINES
DOC.	DOCUMENT	EX SAN	
NO.	NUMBER		SANITARY LINES
UNK	UNKNOWN	EX STM	
HDPE	HIGH-DENSITY POLYETHYLENE PIPE		STORM LINES
SMP	SMOOTH METAL PIPE	EX WATER	
ELV.	ELEVATION		WATER LINES
UTP	UTILITY POLE	000	
ASPH.	EX. ASPH.		MAJOR CONTOURS
(	EX. CULVERT END	000	
□○	EX. CATCH BASIN/INLET AS NOTED		MINOR CONTOURS
	EX. UTILITY POLE		EX. EASEMENT
	EX. HYDRANT	TELE	
	EX. WATER VALVE		EX. COMM. LINE
□ □	EX. GAS RISER		
	EX. SANITARY LINE MARKER		

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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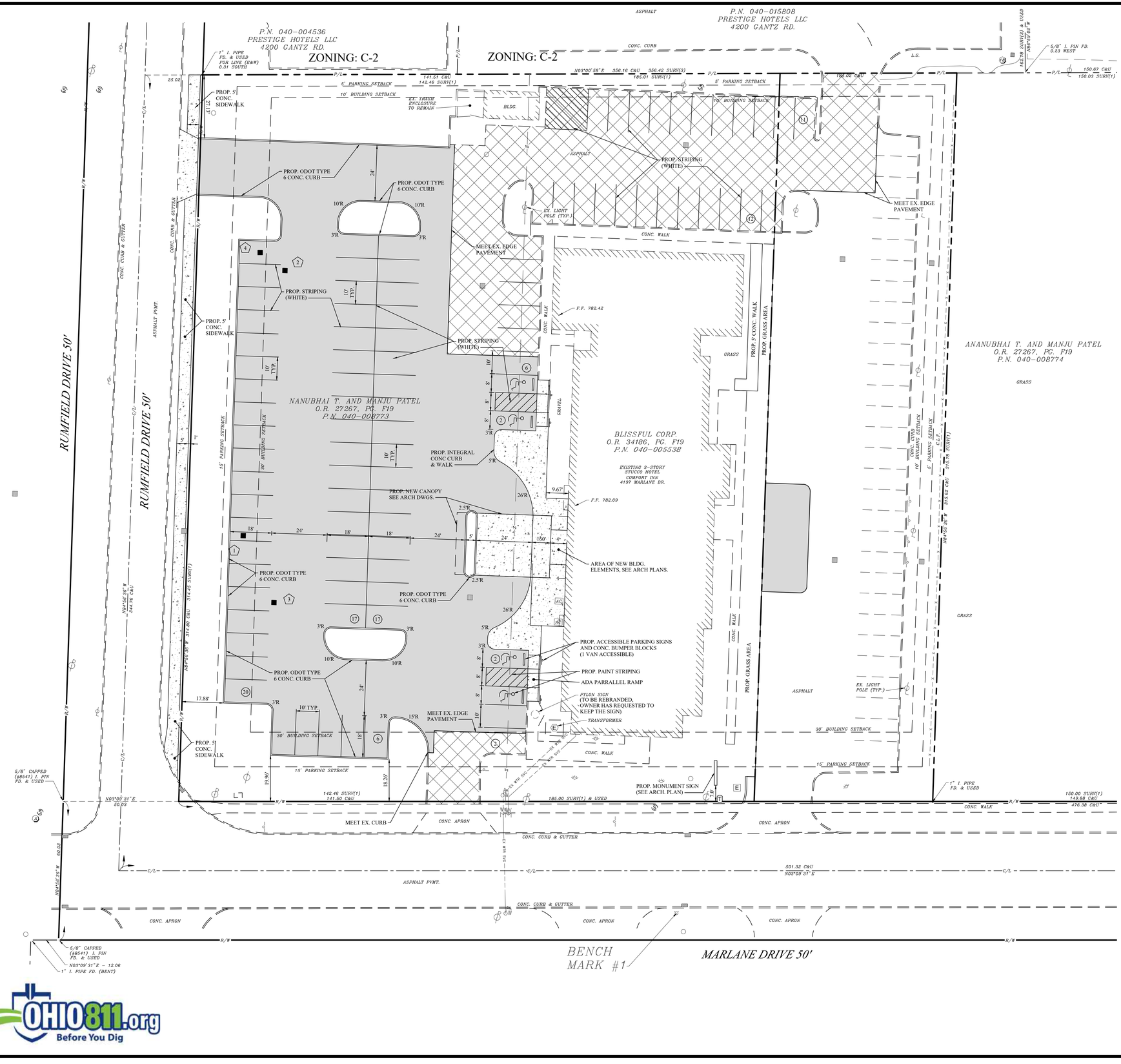
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FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

DEMOLITION PLAN

C101A
Project No. 2025-190

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SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26

SITE DATA

USE DISTRICT	=	C-2
SITE AREA		
EXISTING HOTEL SITE	=	+/- 2.41 AC.
EX. BUILDING AREA	=	13,616 S.F. (FOOTPRINT)

BUILDING SETBACKS:

FRONT YARD	=	30'
SIDE YARD	=	10'
REAR YARD	=	10'

REQUIRED HOTEL PARKING SPACES = 1 PER ROOM/SUITE
THE HOTEL HAS 78 ROOMS TOTAL

EXISTING HOTEL -NUMBER OF PARKING SPACES:

REGULAR PARKING SPACES	=	91
HANDICAP PARKING SPACES	=	4
TOTAL PARKING SPACES	=	95

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39049C 0318 K
EFFECTIVE DATE JUNE 17, 2008

LEGEND

- REGULAR DUTY ASPHALT
- CONCRETE PAVING
- AREA OF PAVEMENT MILL & RESURFACE

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO · MATTHEW L. WEBER · 61709 · REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

GROSE & MANZ BUILDERS
BRAD GROSE
(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:

BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

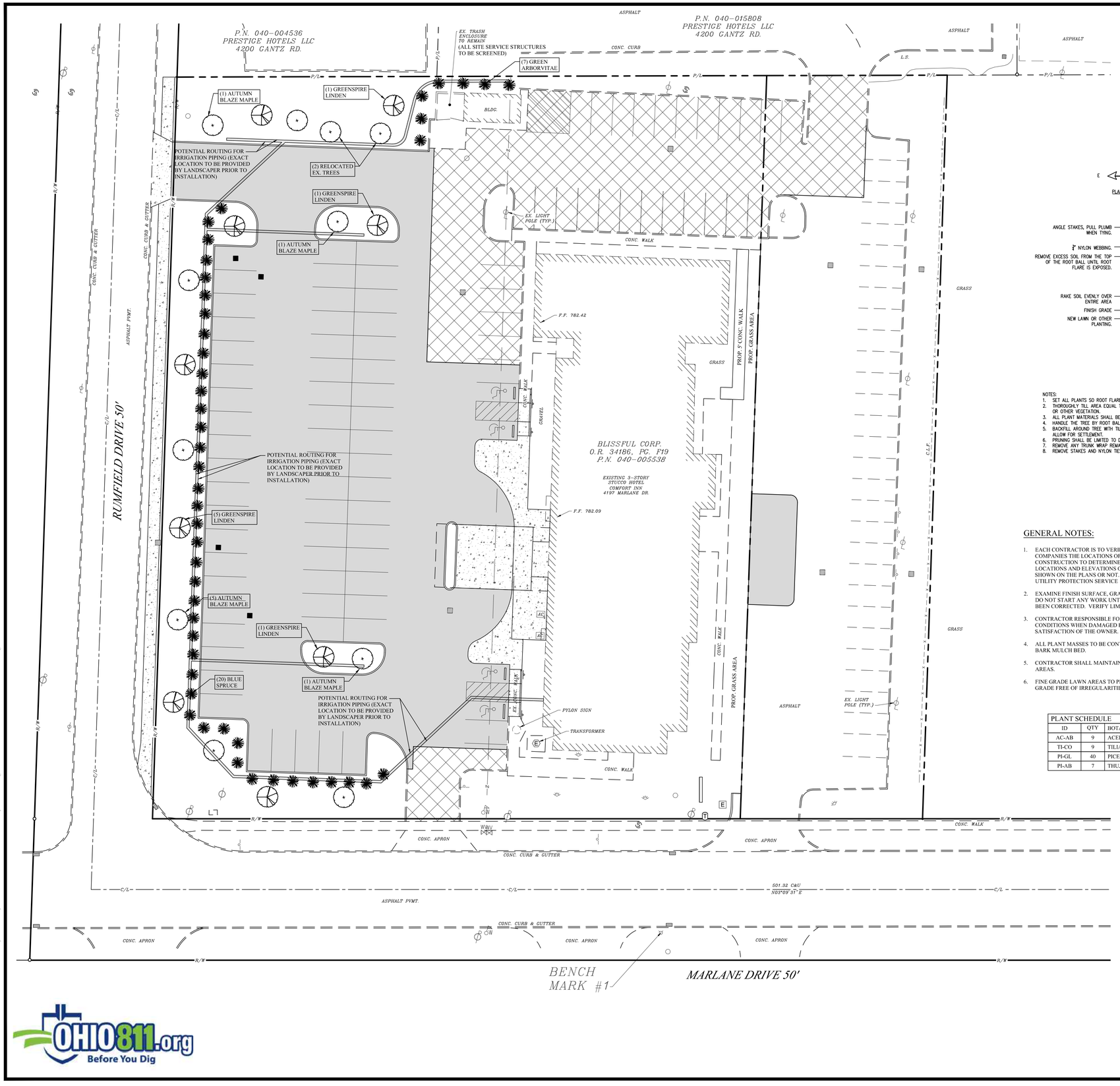
LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SITE PLAN

C102
Project No. 2025-190

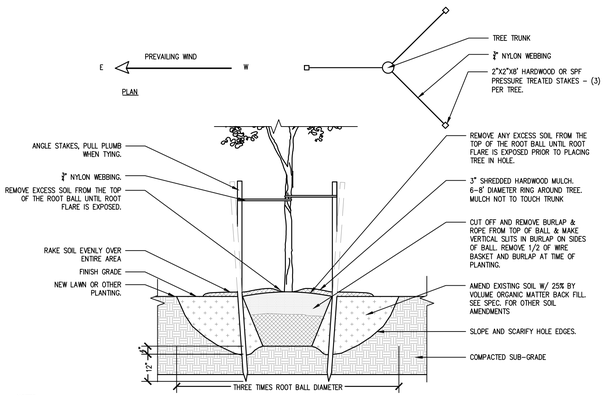
C:\Users\Brandon\Weber Civil\Cloud Server - Weber A-1 Projects\2025 Projects\2025-190 TownePlace Suites Grove City\2025-190 Dwg\2025-190 SiteHC - 03-26-2026\2025-190 SiteHC - 03-26-2026 11:23:25 AM



SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26



NOTES:
1. SET ALL PLANTS SO ROOT FLARE IS AT OR 1"-2" ABOVE FINISH GRADE.
2. THOROUGHLY TILL AREA EQUAL TO 3 TIMES THE DIAMETER OF THE ROOT BALL AND TO THE DEPTH OF THE ROOT BALL. PRIOR TO TILLING, REMOVE ANY EXISTING LAWN OR OTHER VEGETATION.
3. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60. 1-2004)
4. HANDLE THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS LEVER.
5. BACKFILL AROUND TREE WITH TILLED SOIL AND "WATER IN" BACKFILL IN LAYERS TO SETTLE IN BACKFILL. INSTALL BACKFILL 1" HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
6. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS.
7. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
8. REMOVE STAKES AND NYLON TIES AFTER ONE YEAR UNLESS OTHERWISE DIRECTED.

TREE PLANTING DETAIL
REFERENCE ONLY NOT TO SCALE

GENERAL NOTES:

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. ANY DEAD LANDSCAPING MATERIAL SHALL BE REPLACED IN PERPETUITY AND IN A TIMELY MANNER WITH APPROVED PLANTS AS NOTED ON PLANNING COMMISSION-APPROVED LANDSCAPE PLANS.
11. ANY CHANGES TO THE TYPE AND QUANTITY OF PLANTS ON THE PLANNING COMMISSION-APPROVED LANDSCAPING PLAN SHALL REQUIRE APPROVAL BY THE CITY OF GROVE CITY PLANNING AND ZONING DIRECTOR.
12. IRRIGATION PLAN SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF PLANTINGS.
13. LOOSE STRAW IS NOT TO BE USED FOR ANY AREAS THAT ARE SEEDED.
14. ALL EXISTING TREES AND SHRUBS THAT ARE PLANNED TO BE REMOVED AS PART OF THIS PLAN WILL NEED TO BE REPLACED ELSEWHERE ON THE PROPERTY

PLANT SCHEDULE

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE
AC-AB	9	ACER F. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3"
TI-CO	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3"
PI-GL	40	PICEA PUNGENS 'GLOBOSA'	GLOBOSA BLUE SPRUCE	6 GAL.
PI-AB	7	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	48" HGT.

LEGEND

- REGULAR DUTY ASPHALT
- CONCRETE PAVING
- AREA OF PAVEMENT MILL & RESURFACE

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

ALL SERVICE STRUCTURES ON SITE ARE REQUIRED TO BE SCREENED PER SECTION 1136.08 OF THE CITY OF GROVE CITY CODIFIED ORDINANCE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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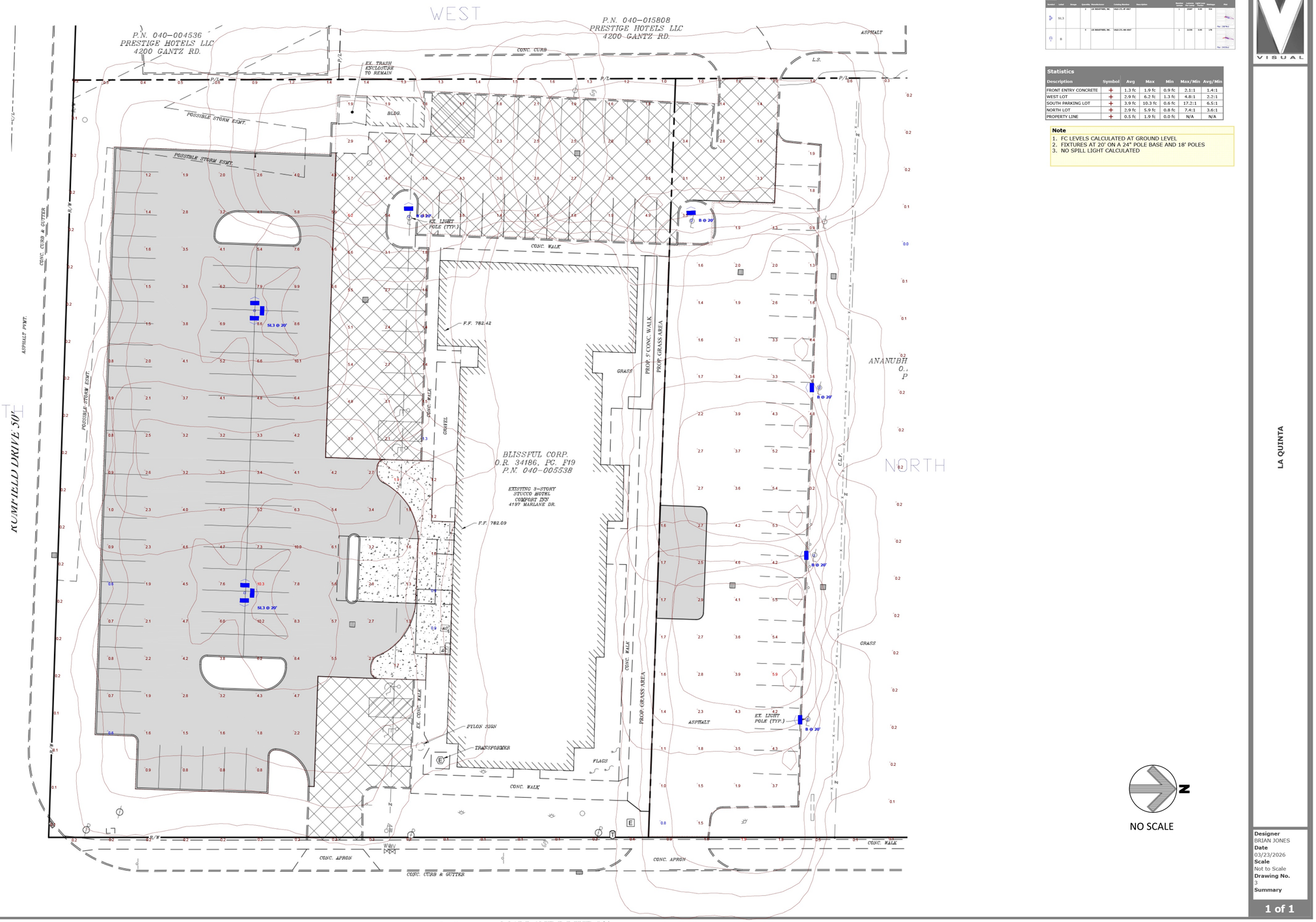
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LANDSCAPE PLAN

C102A
Project No. 2025-190

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Schedule											
Number	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number of Lamps	Lamp Lumens	Light Loss Factor	Wattage	Plot
	SL3		3	LSI INDUSTRIES, INC.	WALL-FL-HP-MAX		1	45997	0.90	278	
	B		3	LSI INDUSTRIES, INC.	WALL-FL-HA-MAX		1	31336	0.90	178	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT ENTRY CONCRETE	+	1.3 fc	1.9 fc	0.9 fc	2.1:1	1.4:1
WEST LOT	+	2.9 fc	6.2 fc	1.3 fc	4.8:1	2.2:1
SOUTH PARKING LOT	+	3.9 fc	10.3 fc	0.6 fc	17.2:1	6.5:1
NORTH LOT	+	2.9 fc	5.9 fc	0.8 fc	7.4:1	3.6:1
PROPERTY LINE	+	0.5 fc	1.9 fc	0.0 fc	N/A	N/A

Note
1. FC LEVELS CALCULATED AT GROUND LEVEL
2. FIXTURES AT 20' ON A 24" POLE BASE AND 18' POLES
3. NO SPILL LIGHT CALCULATED

NO SCALE

Plan View

VISUAL

LA QUINTA

Designer BRIAN JONES
Date 03/23/2026
Scale Not to Scale
Drawing No. 3
Summary

1 of 1

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LIGHTING PLAN

C102B
Project No. 2025-190

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STEEL SQUARE 28

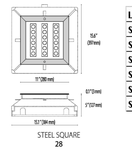


In-ground series. Fixtures consist of:
- Copper-free die-cast aluminum housing and die-cast corrosion-resistant AISI 316 stainless steel trim.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- Standard aimable optic system (±7°).
- High-transmittance transparent optics.
- 8° x 8° beam angle (C/I).
- 10° x 45° beam angle (E/L).
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Pre-wired cable connects luminaire with WATER-STOP connection system, suitable for through wiring. Included cable glands accept cables from Ø0.35" up to Ø0.63".
- Drive over rated <6 MPH, 4850 lbs weight Static load up to 4409 lbs
- Each rough-in kit is provided with a protective faceplate to avoid possible deformations during the installation in concrete to simplify installation.
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-catalogued CCT (Kelvin) options.
- Consult factory for frosted or non-slip glass options.
- Thermoplastic compression-molded rough-in kit can be ordered separately.
- For outdoor inground applications, provide drainage gravel at least 12" below the rough-in or a suitable drainage system.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 67 · 5% DIFF · UL Listed · 79 · IK 10 20 J

FINISHES

- **INOX** / Stainless steel / Matt
- **BK-81** / Black / Textured
- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **WH-87** / White / Textured
- **RB-10** / Iron rust / Textured



STEEL SQUARE 28

Lumen Output	3K	4K	6K
Steel Sq 28 - 12 LED ELL	550	756	763
Steel Sq 28 - 12 LED 8°	686	929	939
Steel Sq 28 - 18 LED ELL	852	1146	1148
Steel Sq 28 - 18 LED 8°	1056	1425	1465
Steel Sq 28 Side - 6 LED ELL	277	364	368
Steel Sq 28 Side - 6 LED 8°	344	465	465

7W/15W/22W Max Wattage

Scan here for installation instructions

Revision 10
10/24

Order Guide

Order Guide - Steel Square 28

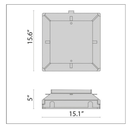
Order code example: **SS28-6-7-SS-3K-UNV-NA-NS**

Series	Light Emission	Wattage	Optics	Finish	Kelvin	Voltage	Controls	Accessories
SS28 Steel Square 28	**6** 6LED **12** 12LED **18** 18LED	**7** 7.6 watt (6LED Max) **15** 15.3 watt (12LED Max) **22** 22.4 watt (18LED Max) **XX** Specify Wattage Must be below max	**8** 8° Beam **15** 15° Beam **20** 20° Beam **30** 30° Beam **35** 35° Beam **45** 45° Beam **55** 55° Beam **75** 75° Beam **80** 80° Beam **ELL** 10°x45°	**SS** Stainless Steel **AM** Aluminum Metallic **IG** Iron Gray **IR** Iron Rust **BK** Textured Black **WH** Textured White **CC** Custom Color	**27K** 2700k **3K** 3000k **35K** 3500k **4K** 4000k **6K** 6000K **RED** Static Red **BLU** Static Blue **GRN** Static Green **AMB** Static Amber	**UNV** 120-277V	**NA** Non Dimming **ELV** ELV Dimming	**NS** Non-Slip Glass **LVR** Hex Louver **FRST** Frosted glass lens **TP** Tamper Proof hardware **BABAA** Build America Buy America Act compliant

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

INCLUDED ACCESSORIES

DESCRIPTION	FINISH	PART NUMBER
STEEL SQUARE 28 Recessed Rough-in kit		310374



Performance in Lighting reserves the right to make all necessary changes without prior notice.
Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

Revision 10
10/24

Catalog # : _____ Project : _____ Type : _____
Prepared By: _____ Date : _____

V-Locity® Small (VALS)

Outdoor LED Area Light

IP66 IK07



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	96 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide · Performance · Photometrics · Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System
- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K, 4000K, and 3000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- AirLink™ Blue wireless control system with technology partner Silvair incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim

Installation
- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection and fixed mounting arms / non-adjustable brackets.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK07 rated luminaire per IEC 66262 mechanical impact code.

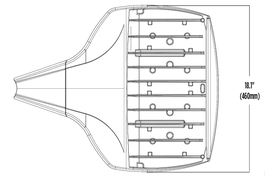
V-Locity® Small (VALS) Outdoor LED Area Light

Have questions? Call us at (800) 436-7800

Type : _____

PRODUCT DIMENSIONS

Back to Quick Links



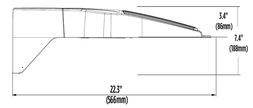
Luminaire EPA Chart - SA Side Arm		
Tilt Degree	0°	
Single	0.7	
D180°	1.3	
D90°	1.0	
T90°	1.4	
TN120°	1.5	
Q90°	1.4	

Luminaire EPA Chart - UA Universal Adjustable Arm					
Tilt Degree	0°	15°	30°	45°	60°
Single	0.8	0.8	1.3	1.8	2.1
D180°	1.5	1.9	2.5	3.2	3.8
D90°	1.5	1.9	2.5	3.2	3.8
T90°	1.8	2.1	2.7	3.2	3.8
TN120°	1.8	2.3	3.4	4.3	5.0
Q90°	1.8	2.1	2.7	3.2	3.8

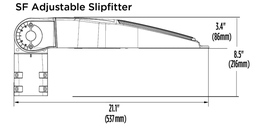
Luminaire EPA Chart - MA Mast Arm	
Tilt Degree	0°
Single	0.5

Luminaire EPA Chart - SF Adjustable Slip Fitter					
Tilt Degree	0°	15°	30°	45°	60°
Single	0.7	1.3	1.4	1.8	2.2

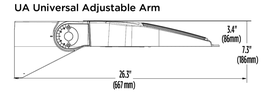
SA Universal Side Arm Mount



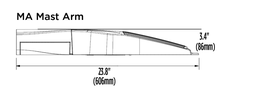
SF Adjustable Slipfitter



UA Universal Adjustable Arm



MA Mast Arm



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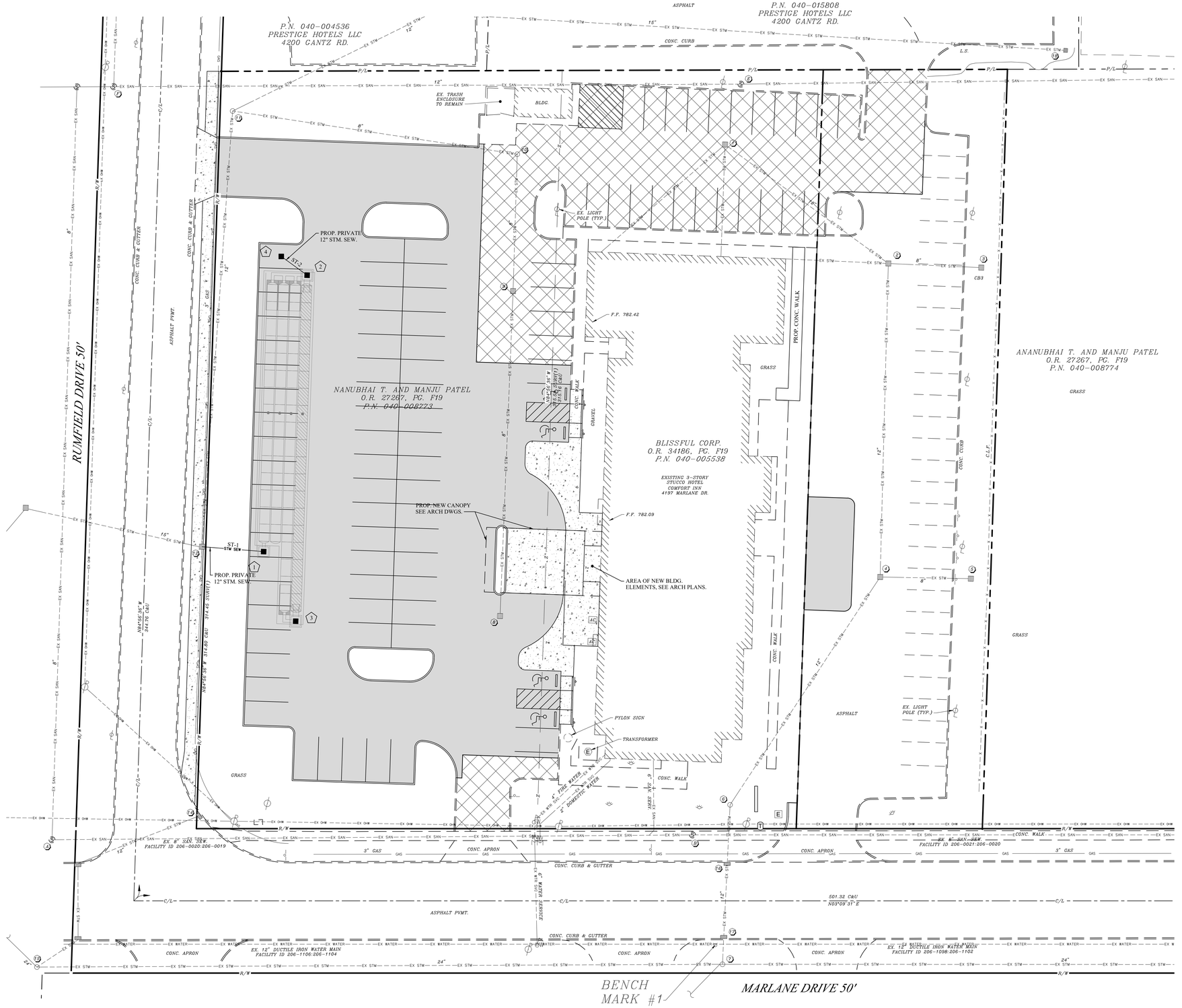
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LIGHTING DETAILS

C102C
Project No. 2025-190

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SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26

EX. STORM STRUCTURE SCHEDULE

1. EX. CATCH BASIN
TOP 780.43
INV. 779.03, 12" NE
INV. 779.03, 8" E
2. EX. CATCH BASIN
TOP 780.93
INV. 778.32, 12" E
INV. 778.41, 8" N
INV. 778.43, 12" SW
3. EX. CATCH BASIN
TOP 781.08
INV. 779.91, 8" S
4. EX. CATCH BASIN
TOP 780.46
INV. 777.66, 12" SE
INV. 777.68, 8" N
INV. 777.68 12" W
5. EX. CATCH BASIN
TOP 780.90
INV. 779.55, 8" N
6. EX. STORM MANHOLE
TOP 782.13
INV. 776.90, 12" E
INV. 776.90, 12" NW
7. EX. STORM MANHOLE
TOP 779.57
INV. 772.37, 24" S
INV. 772.77, 24" N
INV. 772.37, 24" SE
INV. 774.37, 12" W
8. EX. CATCH BASIN
TOP 780.01
TOP 781.30 (PROP.)
INV. 776.48, 8" W
9. EX. CATCH BASIN
TOP 779.93
INV. 775.05, 8" W
INV. 775.43, 8" E
VERT. PIPE TOP 778.37
10. EX. STORM MANHOLE
TOP 781.12
INV. 774.72, 8" S
INV. 774.92, 8" E
11. EX. STORM MANHOLE
TOP 778.89
INV. 773.69, 12" E
INV. 773.89, 8" N
INV. 773.79, 12" NW
12. EX. CATCH BASIN
TOP 777.54
INV. 772.18, 15" S
INV. 772.44, 12" W
INV. 772.44, 12" N (PROP.)
13. EX. STORM MANHOLE
(NOT IN VIEW)
TOP 781.70
INV. 774.30, 24" S
INV. 774.30, 24" N
INV. 774.70, 12" W
14. EX. CURB INLET
TOP 776.11
INV. 773.01, 12" SE
15. EX. STORM MANHOLE
TOP 775.84
INV. 769.91, 24" SW
INV. 769.94, 24" N
16. EX. CURB INLET
GRATE 778.80
NO INV. DATA
17. EX. CURB INLET
GRATE 778.59
NO INV. DATA
18. EX. CATCH BASIN
TOP 781.68
INV. 779.51, 15" S

EX. SANITARY STRUCTURE SCHEDULE

A. EX. SANITARY MANHOLE
TOP 776.30
INV. 770.40, 8" W
INV. 770.50, 8" N
B. EX. SANITARY MANHOLE
TOP 779.61
INV. 771.54, 8" S
INV. 771.54, 8" N
C. EX. SANITARY MANHOLE
(NOT IN VIEW)
TOP 781.63
INV. 772.58, 8" S
INV. 772.58, 8" N
D. EX. SANITARY MANHOLE
(NOT IN VIEW)
TOP 783.69
INV. 771.54, 12" S
INV. 771.54, 12" N
E. EX. SANITARY MANHOLE
TOP 782.43
INV. 770.03, 12" S
INV. 770.03, 12" N
F. EX. SANITARY MANHOLE
TOP 779.12
INV. 768.92, 12" S
INV. 768.98, 8" W

STORM STRUCTURE TABLE

STRUCTURE	DETAILS
1	OUTLET STRUCTURE RIM = 778.20 INV IN = 773.85, 12" W INV OUT = 773.00, 12" S
2	ODOT CB 2-2C RIM = 778.80 INV IN = 774.79, 12" SW INV OUT = 773.85, 12" E INV OUT = 774.79, 12" S
3	ODOT CB 2-2C RIM = 778.80 INV OUT = 773.85, 12" W INV OUT = 774.79, 12" S
4	ODOT CB 2-2C RIM = 778.20 INV OUT = 775.20, 12" NE

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	TYPE
ST-1	12"	25.73'	2.18%	HDPE
ST-2	12"	13.26'	3.09%	HDPE

NOTE:

THERE WILL BE NO PROPOSED SANITARY SEWER, WATER, ELECTRIC OR GAS SERVICES ON THIS PROJECT.

LEGEND

- REGULAR DUTY ASPHALT
- CONCRETE PAVING
- AREA OF PAVEMENT MILL & RESURFACE

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF OHIO
MATTHEW L. WEBER
61709
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PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

GROSE & MANZ BUILDERS
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(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:

BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

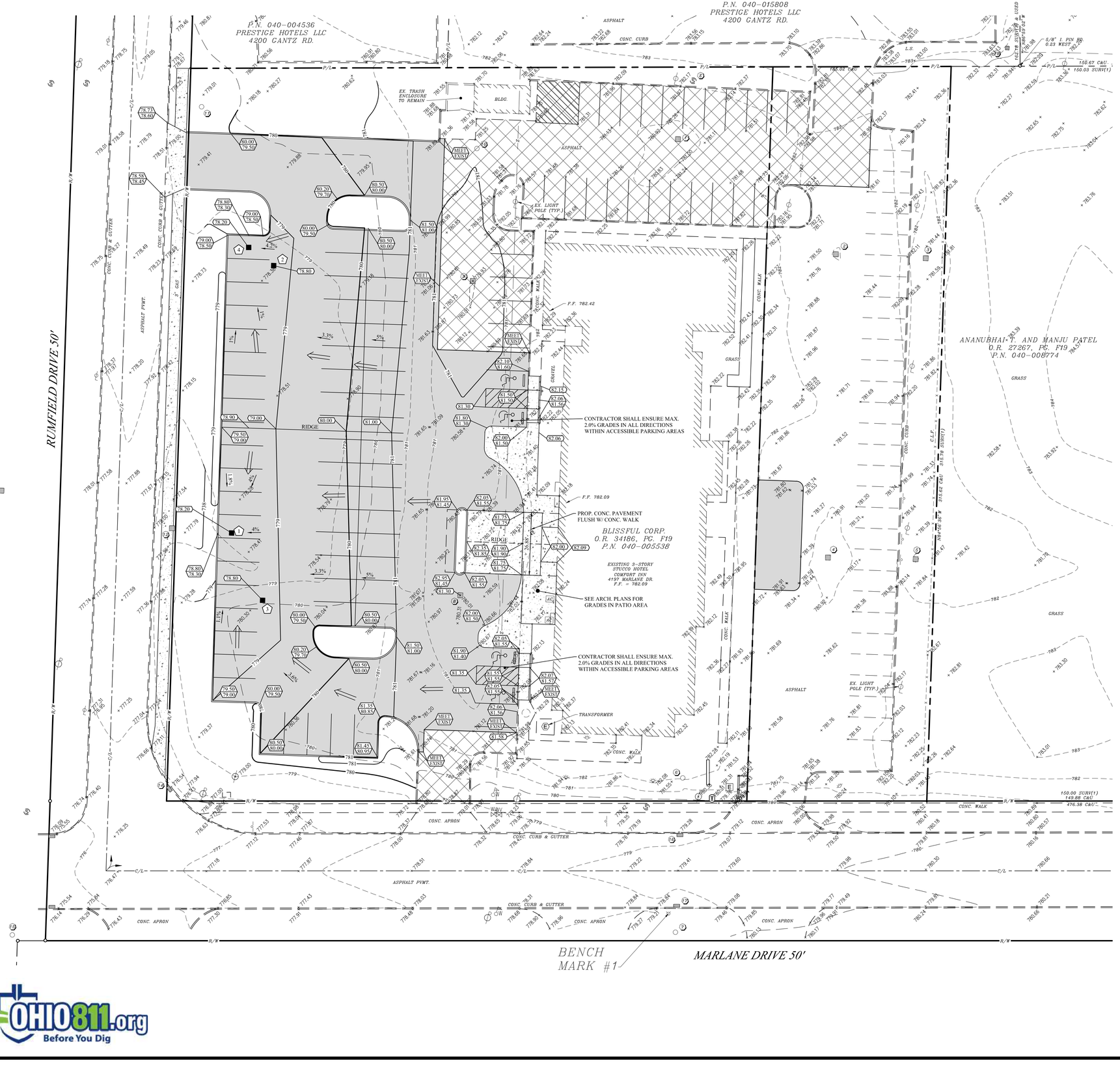
LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

UTILITY PLAN

C103
Project No. 2025-190

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SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26

LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

- 00.00 — PROPOSED SPOT GRADE
- 00.00 / 00.00 — PROPOSED GRADE AT CURB
- MEET EXIST — MEET EXISTING GRADE LABEL
- XXX.XX — EXISTING SPOT GRADE
- X.X% — PAVEMENT SLOPE
- FLOOD PATH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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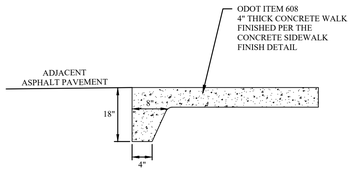
LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

GRADING PLAN

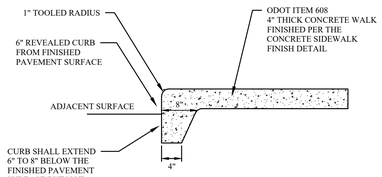
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Project No. 2025-190

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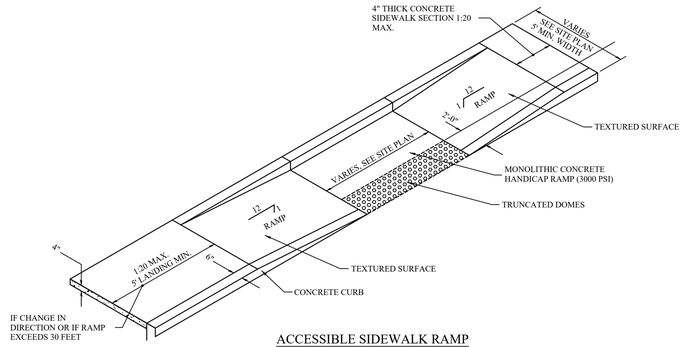
INTEGRAL CONCRETE CURB & WALK AT FLUSH W/ PAVEMENT DETAIL

REFERENCE ONLY NOT TO SCALE



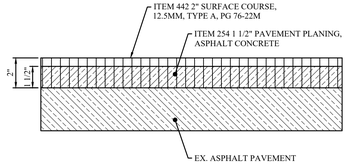
INTEGRAL CONCRETE CURB & WALK DETAIL

REFERENCE ONLY NOT TO SCALE



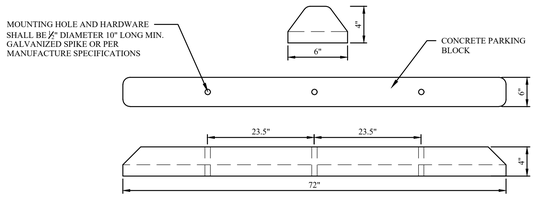
ACCESSIBLE SIDEWALK RAMP

REFERENCE ONLY NOT TO SCALE



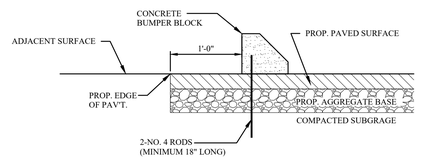
PROP. PAVEMENT MILL AND RESURFACE DETAIL

REFERENCE ONLY NOT TO SCALE



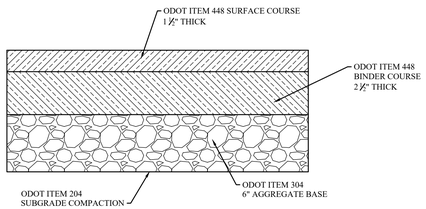
PROP. CONCRETE BUMPER BLOCK

REFERENCE ONLY NOT TO SCALE



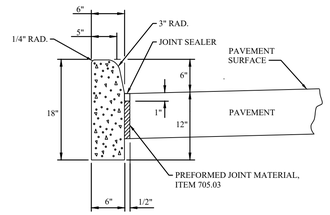
BUMPER BLOCK DETAIL

REFERENCE ONLY NOT TO SCALE



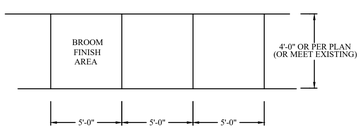
PROP. REGULAR DUTY ASPHALT PAVEMENT

REFERENCE ONLY NOT TO SCALE
(CONTRACTOR SHALL VERIFY WITH CURRENT
GEOTECHNICAL REPORT PROVIDED BY OWNER)



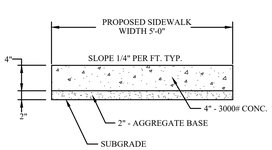
ODOT TYPE 6 CONCRETE CURB

REFERENCE ONLY NOT TO SCALE



CONCRETE SIDEWALK FINISH AND JOINTS

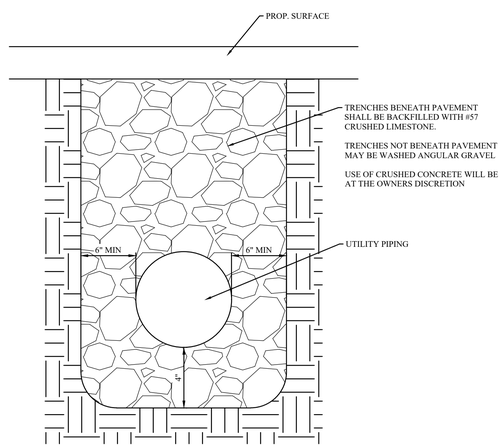
REFERENCE ONLY NOT TO SCALE



NOTE:
CRACK CONTROL SHALL BE AT FIFTEEN FOOT (15') INTERVALS AND SCORE MARKS SHALL BE AT FIVE FOOT (5') INTERVALS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.D.O.T. ITEM 608. PRIOR TO THE START OF SIDEWALK CONSTRUCTION THE SUBGRADE MUST BE INSPECTED AND APPROVED BY THE OWNERS REPRESENTATIVE. ANY SETTLEMENT OR DEFICIENT AREAS IDENTIFIED BY THE OWNERS REPRESENTATIVE SHALL BE REPAIRED BY A A METHOD ACCEPTABLE TO THE OWNER. THE REPAIRED AREAS WILL BE SUBJECT TO COMPACTION TESTING AND APPROVAL BY THE OWNER PRIOR TO THE START OF SIDEWALK CONSTRUCTION.

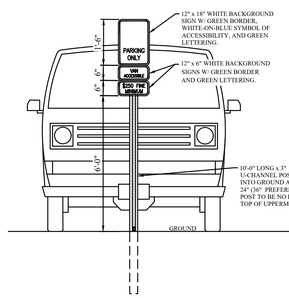
CONCRETE SIDEWALK

REFERENCE ONLY NOT TO SCALE



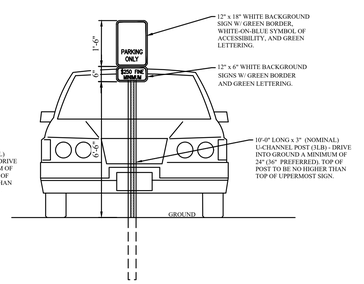
UTILITY TRENCH DETAIL

REFERENCE ONLY NOT TO SCALE



VAN ACCESSIBLE PARKING SPACE SIGN

NOT TO SCALE



HANDICAPPED PARKING DETAIL

NOT TO SCALE

HANDICAPPED PARKING DETAIL

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Reg. No.: 61709

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OWNER:

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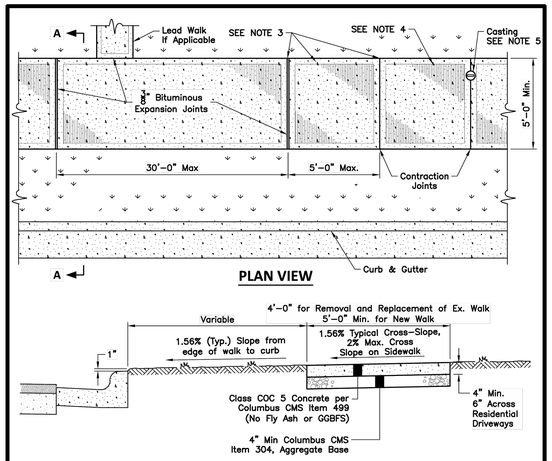
LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SITE DETAILS

C105
Project No. 2025-190

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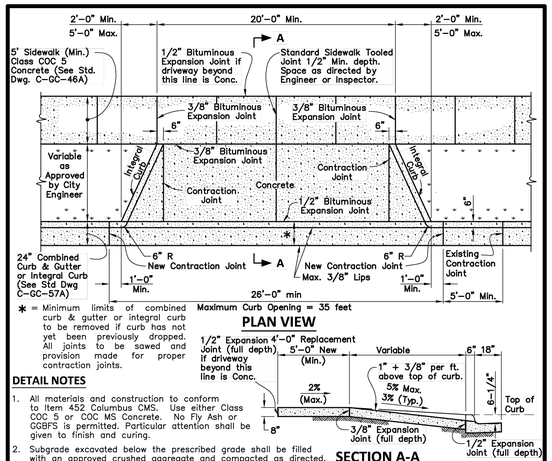
PLAN VIEW

SECTION A-A

DETAIL NOTES

1. Existing sidewalk to be replaced may be replaced at the same width as existing.
2. Sidewalks shall be constructed according to Columbus CMS Item 608.
3. All joints and edges shall be tooled after broom finish.
4. Sidewalk surface shall have a broom finish.
5. All castings shall be set to proper grade. Where feasible, tool a joint at the casting location to control cracking.
6. All concrete shall contain 6% ±2% air entrainment.
7. Contraction Joints shall be not less than 2 inches in depth.
8. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.
9. For removal and replacement of existing sidewalk, the width shall match that of the existing walk, or be a minimum of 4 foot in width, whichever is greater. For new walk, the width shall be 5 feet.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL SIDEWALK DETAIL**	STANDARD CONSTRUCTION DRAWING Revised: May 2022 — Drawing No.: C-GC-46A



* = Minimum limits of combined curb & gutter or integral curb to be removed if curb has not yet been previously dropped. All joints to be sawed and provision made for proper contraction joints.

Maximum Curb Opening = 35 feet

PLAN VIEW

SECTION A-A

DETAIL NOTES

1. All materials and construction to conform to Item 452 Columbus CMS. Use either Class COC 5 or COC MS Concrete. No Fly Ash or GGBFS is permitted. Particular attention shall be given to finish and curing.
2. Subgrade excavated below the prescribed grade shall be filled with an approved crushed aggregate and compacted as directed.
3. When directed by the City, 2 inch Sch. 40 PVC (typ.) duct for street light cable shall be laid under driveway approaches prior to pouring approaches. Duct shall be placed 4 feet behind curb & 24 inches below proposed finished grade.
4. Surfaces shall be broom finish and all joints and edges shall be tooled after broom finish. Any existing castings or valve boxes in driveway approach shall be adjusted to grade.
5. Drive apron, sidewalk across approach, integral or straight curb, and curb & gutter adjacent to street shall be included in the price bid for this item. Curb may be sawcut in lieu of removed and replaced, if approved in the field by City.
6. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.
7. Contraction Joints shall not be less than 2 inches in depth.
8. A radial driveway approach may be installed after obtaining approval from the City.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO
City Engineer, EMH&T Inc City Service Director	**COMMERCIAL DRIVEWAY APPROACH**	STANDARD CONSTRUCTION DRAWING Revised: January 2025 — Drawing No.: C-GC-42A

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Reg. No.: 61709

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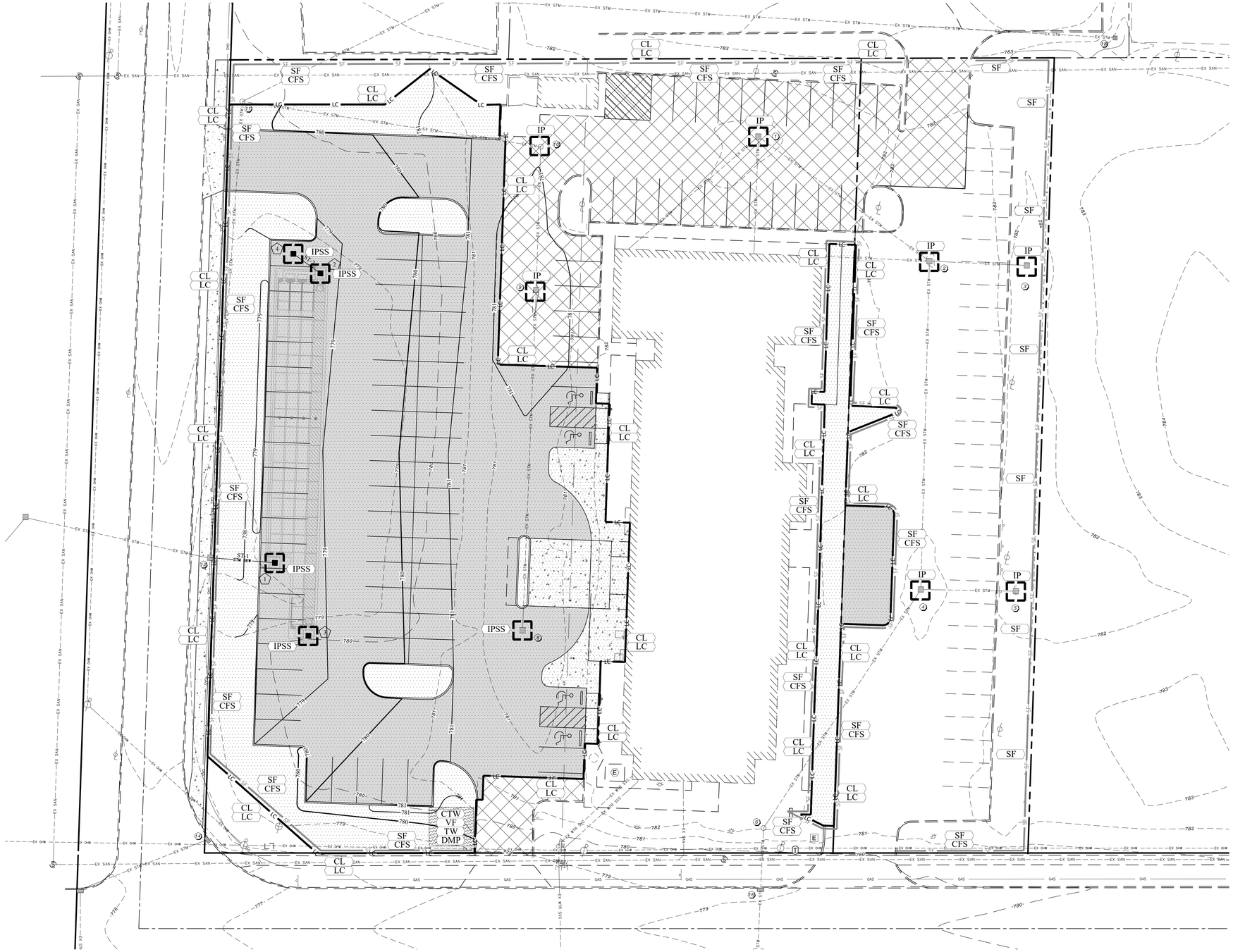
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02-25-2025
03-03-2026
03-12-2026
03-26-2026

SITE DETAILS

C105A
Project No. 2025-190

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INSPECTION CHECKLIST

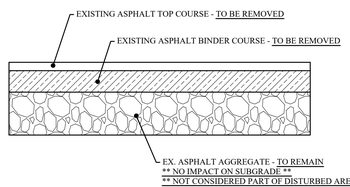
INSPECTIONS SHALL BE MADE ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVEN GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD

DATE	INSPECTOR	WEATHER CONDITIONS	RAINFALL AMOUNT	SEDIMENT DISCHARGE	DISCHARGE LOCATION	BMPS FAILED	ADDITIONAL BMPS NEEDED	CORRECTION MADE

LEGEND

- REGULAR DUTY ASPHALT
- CONCRETE PAVING
- AREA OF PAVEMENT MILL & RESURFACE (NO EARTHWORK)

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



PROP. PAVEMENT MILL AND RESURFACE AREA
REFERENCE ONLY NOT TO SCALE

SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 782.26

SITE NARRATIVE:

THIS PROJECT CONSISTS OF ADDING A NEW PARKING LOT TO THE SOUTH SIDE OF THE EXISTING HOTEL, DOING ADDITIONAL SITE IMPROVEMENTS, AND ADDING AN UNDERGROUND DETENTION SYSTEM. THE SITE PREPARE IS WEBER ENGINEERING SERVICES AND THE SITE DEVELOPER IS GROSE & MANZ BUILDERS. THIS PROJECT WILL DISTURB 0.98 ACERS OF LAND. STORMWATER RUNOFF WILL ENTER INTO THE CITY OF GROVE CITY MS4 BEFORE DISCHARGING TO REPUBLICAN RUN. THERE ARE NO FLOOD HAZARDS FOR THIS SITE AS WE ARE LOCATED IN FLOOD ZONE 'X' PER RATE MAP NUMBER 39049C 0318 K.

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39049C 0318 K
EFFECTIVE DATE JUNE 17, 2008

ABBREVIATED SWP3 AMENDMENT ACTIVITIES

GRADING DATE

SITE STABILIZATION DATE

SWP3 AMENDMENT DATE

ABBREVIATED SWP3 RESPONSIBLE PARTY

GROSE & MANZ BUILDERS
BRAD GROSE
3517 FOSTER ROAD
CONVOY, OHIO 45832
(419) 357-9579

ESTIMATED CONSTRUCTION DATES

START DATE 04-20-2026
END DATE 10-01-2026

ABBREVIATED SWP3 PREPARED

DATE PREPARED: 03-03-2026

NO CONSTRUCTION ENTRANCE REQUIRED SINCE ALL CONSTRUCTION EQUIPMENT WILL ENTER / EXIT THRU EXISTING PAVEMENT.

ALL OFF-SITE BORROW OR SPOIL AREAS SHALL BE REQUIRED TO BE PERMITTED BY A SEPARATE NOI AND RELATED SWP3.

TAG	HATCH/SYMBOL	SWP3 BMP
CL LC	LC 0.98 AC. LC	CLEARING LIMITS, LIMITS OF CONSTRUCTION
CTW VF TW DMP		CEMENT TRUCK WASHOUT, VEHICLE FUELING, TOXIC WASTE AND DUMPSTER LOCATION
IP		INLET PROTECTION (SEE DETAIL ON SHT. C111)
IPSS		INLET SILT SACK PROTECTION (SEE DETAIL ON SHT. C111)

TAG	LINE	SWP3 BMP
SF	SF	SILT FENCE
CFS		12" COMPOST FILTER SOCK MAY BE SUBSTITUTED FOR SILT FENCE AT CONTRACTORS DISCRETION

SITE DATA

DISTURBED AREA	=	0.98 AC.
EXISTING IMPERVIOUS AREA	=	1.27 AC.
PROPOSED IMPERVIOUS AREA	=	1.75 AC.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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SWP3 PLAN

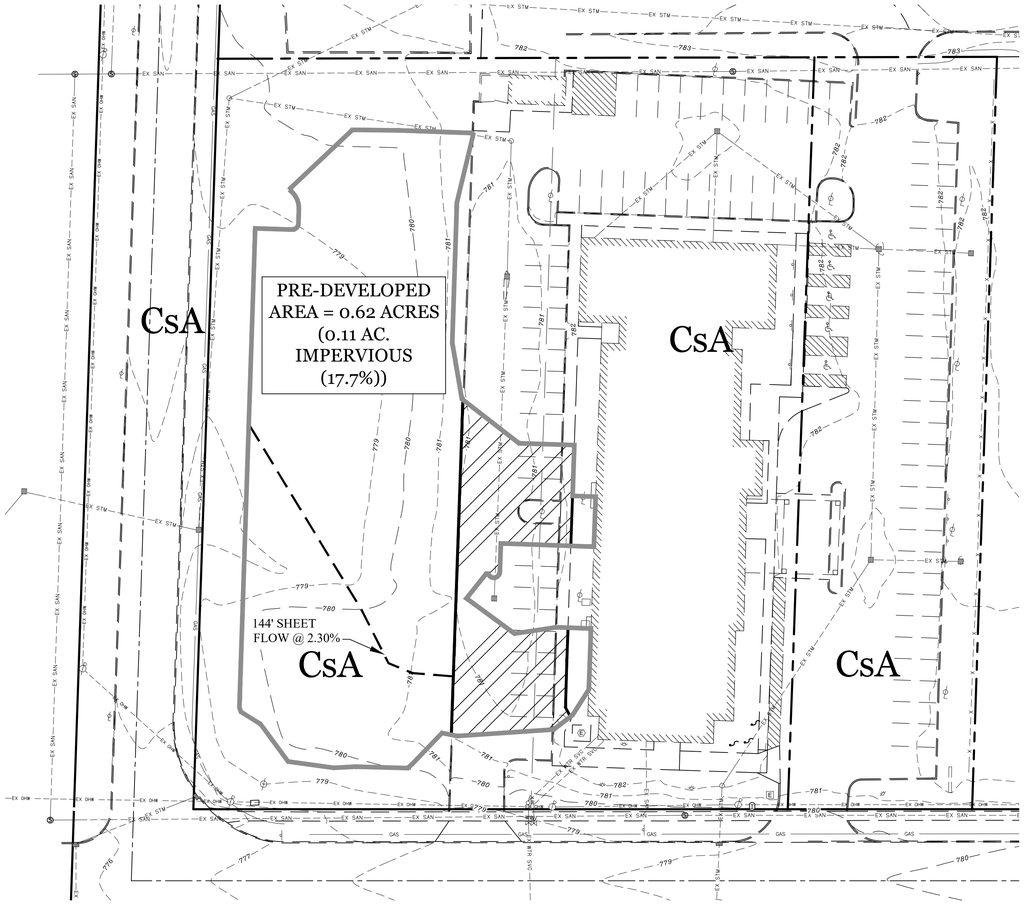
C106
Project No. 2025-190

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SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

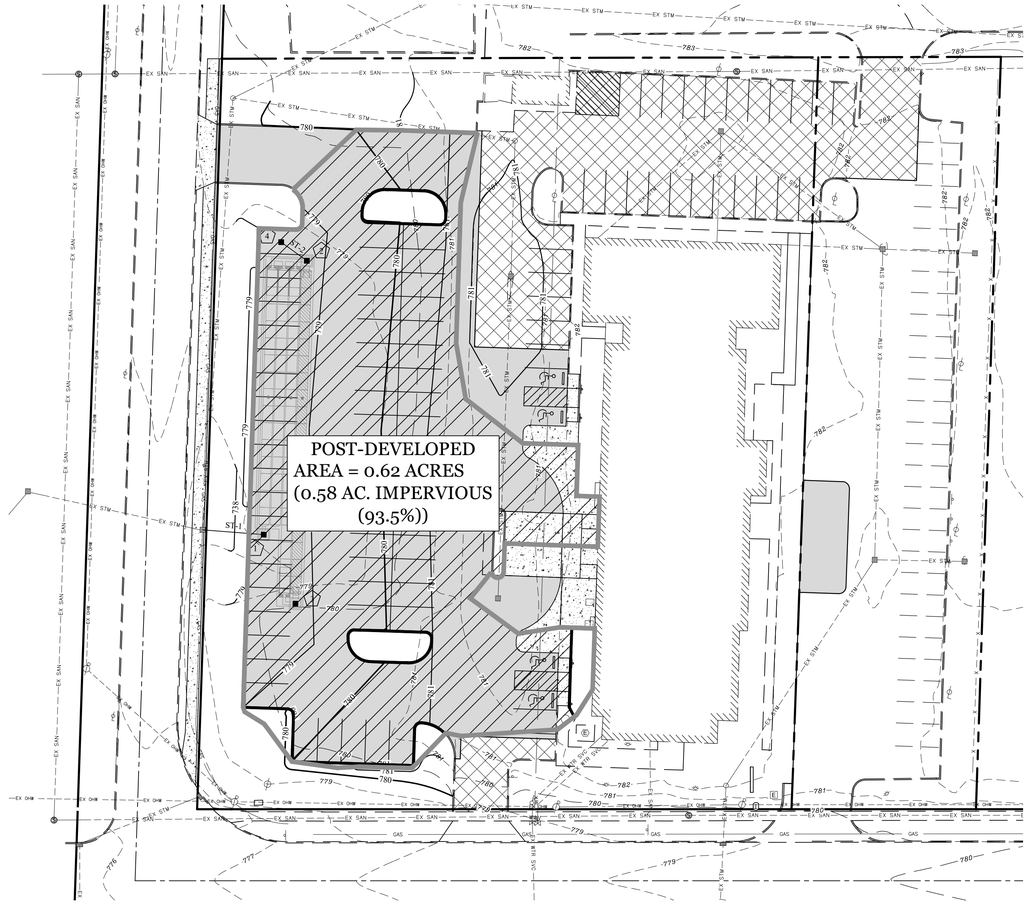
ELEVATION = 782.26



PRE-DEVELOPED DRAINAGE MAP & SOILS MAP

PRE-DEVELOPED: AREA = 0.62 AC., CN = 83, TC = 14.2 MIN.

CsA - Crosby-Urban land complex, 0 to 2 percent slopes



POST DEVELOPED DRAINAGE MAP

POST-DEVELOPED: AREA = 0.62 AC., CN = 97, TC = 10 MIN.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF OHIO
MATTHEW L. WEBER
61709
REGISTERED
PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

GROSE & MANZ BUILDERS
BRAD GROSE
(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:

BLISSFUL CORP.
970 S. JEFFERSON AVE
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LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

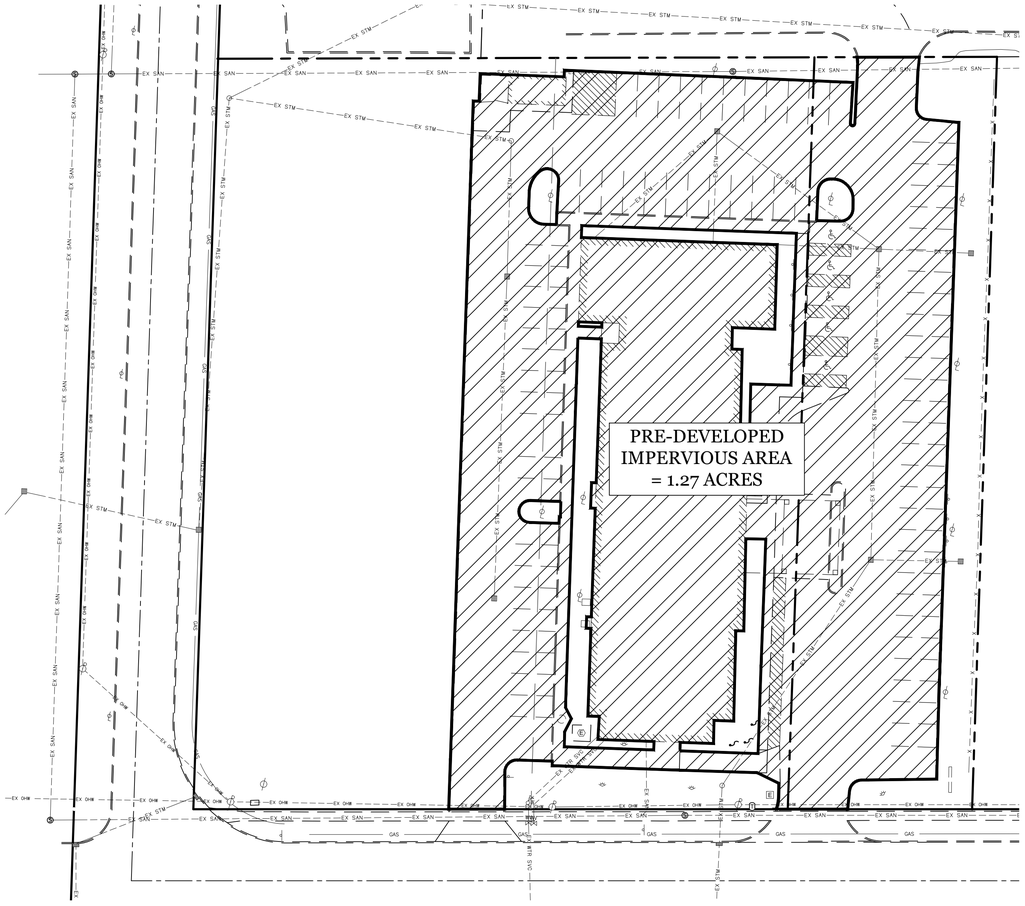
Issue Date
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03-12-2026
03-26-2026

SWP3 DETAILS

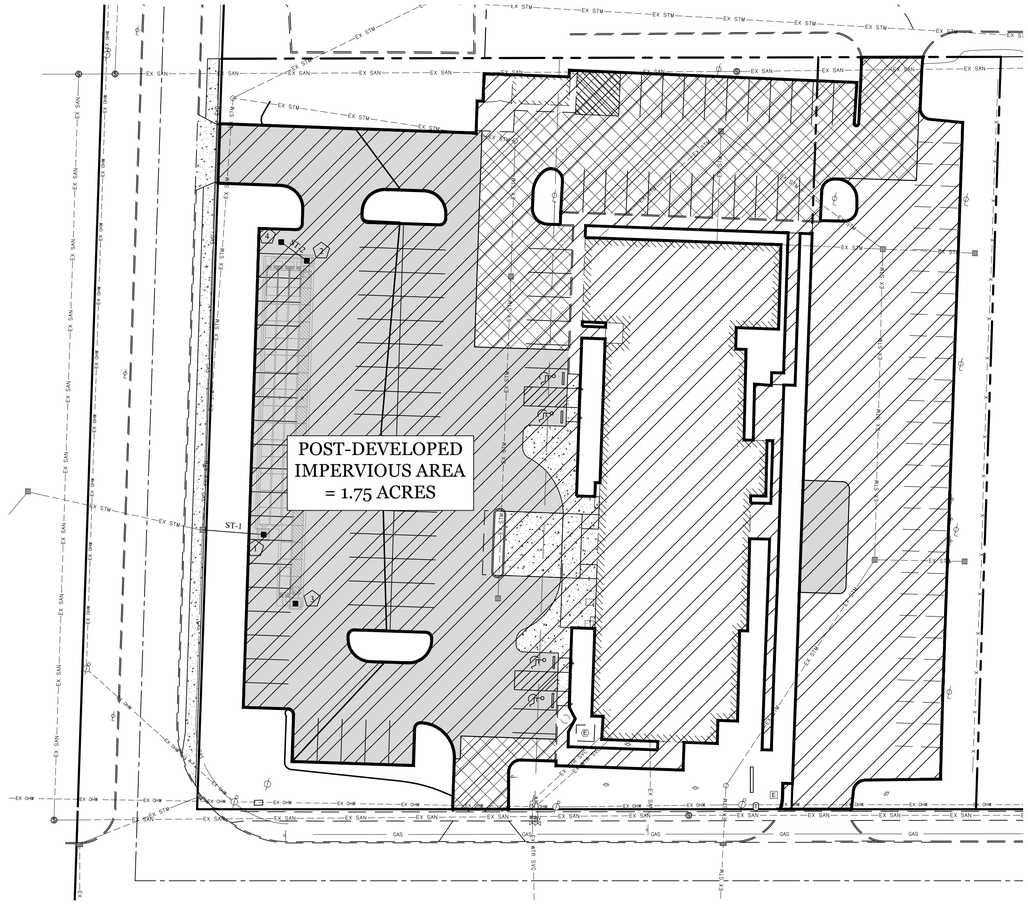
C107
Project No. 2025-190

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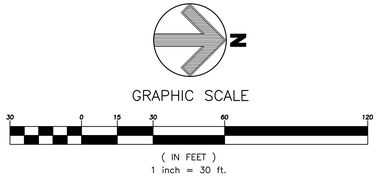
SITE BENCH MARK
BENCH MARK #1 TOP OF HYDRANT
ELEVATION = 782.26



PRE-DEVELOPED IMPERVIOUS AREA MAP



POST DEVELOPED IMPERVIOUS AREA MAP



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SWP3 DETAILS

C107A
Project No. 2025-190

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Project and Watershed Information; WQv Calculation

version 3.2 2020-07-07

Project Details

Project Name:	La Quinta Hotel
Project Location:	4197 Marlane Drive
	Grove City, Ohio 43123
Project Latitude:	39.876233
Project Longitude:	-83.053973
NPDES Permit Applicant:	
Submitted by:	MLW
Date:	3/25/2026

Subwatershed Details

Subwatershed ID/Label: Underground Detention Basin

Subwatershed Drainage Area, A_{total} =	0.62	acres	=	27,007 ft²
Subwatershed Impervious Area, A_{imp} =	0.58	acres	=	25,265 ft²
Imperviousness fraction, i =	0.94		=	94 %
Volumetric Runoff Coefficient, Rv =	0.89			
Water Quality Volume, WQv =	1,807	ft³	=	0.041 ac-ft

Underground Extended Detention Basin WQv Compliance Tool

version 3.2 2020-07-07

Project Summary

Project Name: La Quinta Hotel
Subwatershed ID/Label: Underground Detention Basin
Submitted by: MLW
Date: 3/25/2026

Subwatershed Drainage Area, A_{total} =	0.62	acres	=	27,007 ft2
Subwatershed Impervious Area, A_{imp} =	0.58	acres	=	25,265 ft2
Imperviousness fraction, i =	0.94			94 %
Water Quality Volume, WQv =	1,807	ft³	=	0.04 ac-ft

Step 1 - Soil Suitability

Soil Series: Crosby-Urban HSG: D

Step 2 - Underground ED Basin Volume Requirements

Extended Detention Volume, EDv =	1807 ft³	Target Value = 1,807 cf. + 361 cf. = 2,168 cf.
Minimum Sediment Storage Volume, $V_{sediment}$ =	361 ft³	The first 1/2 of the WQv or extended detention volume (EDv) must not discharge in less than 1/3 of the minimum required drain time (24 hrs).
		Target value at 8 hrs = 904 cf. + 361 cf. = 1,265 cf.

2025-190 Pond 01A *Type II 24-hr 100-year Rainfall=5.64"*

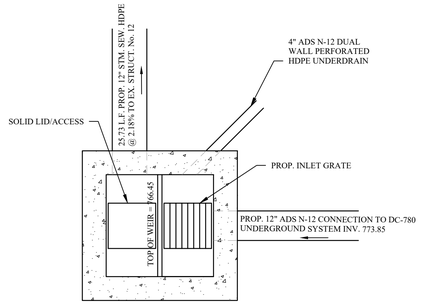
Prepared by {enter your company name here} Printed 3/26/2026

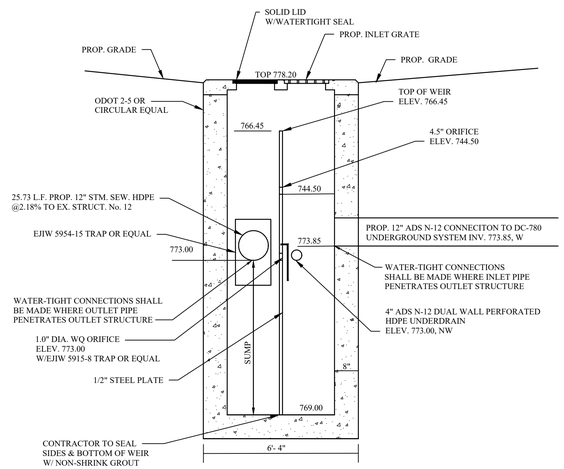
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Stage-Area-Storage for Pond 1P: Underground System

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
773.00	0	773.52	570	774.04	1,455
773.01	11	773.53	581	774.05	1,477
773.02	22	773.54	592	774.06	1,498
773.03	33	773.55	603	774.07	1,520
773.04	44	773.56	614	774.08	1,541
773.05	55	773.57	625	774.09	1,563
773.06	66	773.58	636	774.10	1,584
773.07	77	773.59	647	774.11	1,606
773.08	88	773.60	658	774.12	1,627
773.09	99	773.61	669	774.13	1,649
773.10	110	773.62	680	774.14	1,670
773.11	121	773.63	691	774.15	1,692
773.12	132	773.64	702	774.16	1,713
773.13	143	773.65	713	774.17	1,735
773.14	154	773.66	724	774.18	1,756
773.15	165	773.67	735	774.19	1,777
773.16	176	773.68	746	774.20	1,799
773.17	186	773.69	757	774.21	1,820
773.18	197	773.70	768	774.22	1,841
773.19	208	773.71	779	774.23	1,863
773.20	219	773.72	790	774.24	1,884
773.21	230	773.73	801	774.25	1,905
773.22	241	773.74	812	774.26	1,927
773.23	252	773.75	823	774.27	1,948
773.24	263	773.76	845	774.28	1,969
773.25	274	773.77	867	774.29	1,990
773.26	285	773.78	889	774.30	2,011
773.27	296	773.79	910	774.31	2,033
773.28	307	773.80	932	774.32	2,054
773.29	318	773.81	954	774.33	2,075
773.30	329	773.82	976	774.34	2,096
773.31	340	773.83	998	774.35	2,117
773.32	351	773.84	1,020	774.36	2,138
773.33	362	773.85	1,042	774.37	2,159
773.34	373	773.86	1,064	774.38	2,180
773.35	384	773.87	1,086	774.39	2,201
773.36	395	773.88	1,107	774.40	2,222
773.37	406	773.89	1,129	774.41	2,243
773.38	417	773.90	1,151	774.42	2,264
773.39	428	773.91	1,173	774.43	2,285
773.40	439	773.92	1,195	774.44	2,306
773.41	450	773.93	1,217	774.45	2,327
773.42	461	773.94	1,238	774.46	2,348
773.43	472	773.95	1,260	774.47	2,369
773.44	483	773.96	1,282	774.48	2,390
773.45	494	773.97	1,304	774.49	2,410
773.46	505	773.98	1,325	774.50	2,431
773.47	516	773.99	1,347	774.51	2,452
773.48	527	774.00	1,369	774.52	2,473
773.49	538	774.01	1,390	774.53	2,493
773.50	548	774.02	1,412	774.54	2,514
773.51	559	774.03	1,434	774.55	2,535

2,431 cf. (includes sediment storage) > 2,168 cf. Set Primary Orifice @ 774.50.





OUTLET STRUCTURE No. 1 DETAIL

REFERENCE ONLY NOT TO SCALE

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SWP3 DETAILS

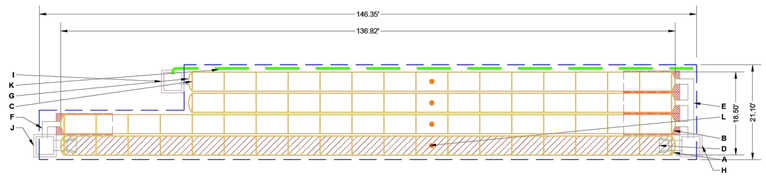
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Project No. 2025-190

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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
68	STORMTECH DC-780 CHAMBERS:	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	788.25
8	STORMTECH DC-780 END CAPS:	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	778.25
6	STONE ABOVE (in):	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	777.75
9	STONE BELOW (in):	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	777.75
40	STONE VOID:	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	777.75
6044	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	776.75
		TOP OF DC-780 CHAMBER:	776.25
		12" x 12" TOP MANIFOLD INVERT:	774.75
		12" BOTTOM CONNECTION INVERT:	773.85
2762	SYSTEM AREA (SF):	24" ISOLATOR ROW PLUS INVERT:	773.75
334.9	SYSTEM PERIMETER (ft)	BOTTOM OF DC-780 CHAMBER:	773.75
		UNDERDRAIN INVERT:	773.00
		BOTTOM OF STONE:	773.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	12" TOP PRE-CORED END CAP, PART#: SC740EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS		
PRE-CORED END CAP	C	12" BOTTOM PRE-CORED END CAP, PART#: SC740EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS		
	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
MANIFOLD	F	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
PIPE CONNECTION	G	12" BOTTOM CONNECTION	1.20"	
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.7 CFS IN
CONCRETE STRUCTURE	I	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
CONCRETE STRUCTURE	J	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN
UNDERDRAIN	K	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	L	6" SEE DETAIL (TYP 4 PLACES)		



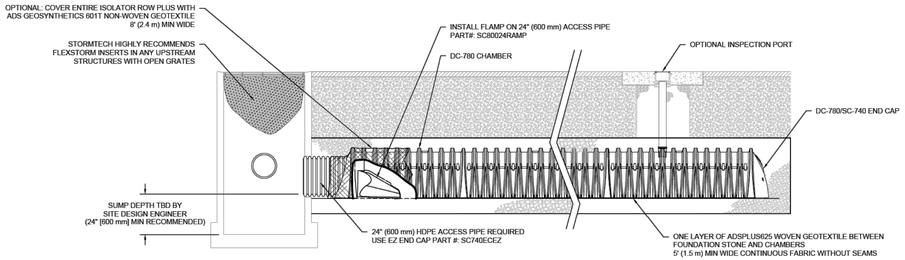
ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

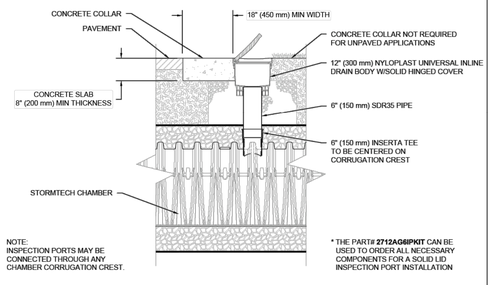
NOTES

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



DC-780 ISOLATOR ROW PLUS DETAIL
NTS

3 DC-780 ISOLATOR ROW PLUS DETAIL



6" (150 mm) PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

4 DC-780 6" INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. 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. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

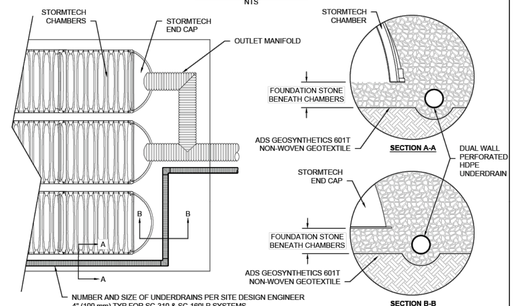
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. 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.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

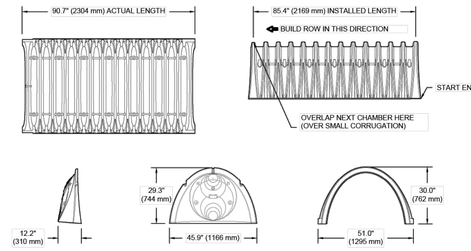
UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

DC-780 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

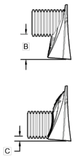
SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.20 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	45.9" X 29.3" X 9.6"	(1166 mm X 744 mm X 244 mm)
END CAP STORAGE	2.6 CUBIC FEET	(0.07 m³)
MINIMUM INSTALLED STORAGE**	14.4 CUBIC FEET	(0.40 m³)
WEIGHT	11.7 lbs.	(5.3 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PART #	STUB	B	C
SC740EPE06TPC	6" (150 mm)	18.5" (470 mm)	---
SC740EPE06BPC		---	0.5" (13 mm)
SC740EPE08TPC	8" (200 mm)	16.5" (419 mm)	---
SC740EPE08BPC		---	0.6" (15 mm)
SC740EPE10TPC	10" (250 mm)	14.5" (368 mm)	---
SC740EPE10BPC		---	0.7" (18 mm)
SC740EPE12TPC	12" (300 mm)	12.5" (318 mm)	---
SC740EPE12BPC		---	1.2" (30 mm)
SC740EPE15TPC	15" (375 mm)	9.0" (229 mm)	---
SC740EPE15BPC		---	1.3" (33 mm)
SC740EPE18TPC	18" (450 mm)	5.0" (127 mm)	---
SC740EPE18BPC		---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	---	0.1" (3 mm)



ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

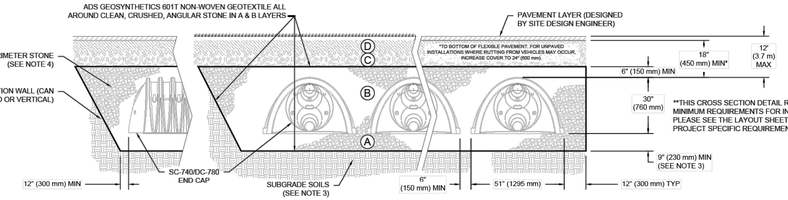
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 DC-780 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 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 PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	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" (450 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, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	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. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 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[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	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[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

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 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES 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 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. 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.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. 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 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. 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.

1 DC-780 CROSS SECTION DETAIL

LA QUINTA HOTEL
GROVE CITY, OH, USA

DRAWN: BN | CHECKED: N/A | DATE: 03/25/2026 | PROJECT #: | REV: | NOT TO SCALE

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 ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR 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.

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Reg. No.: 61709

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(419) 357-9579
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CONVOY, OHIO 45832

OWNER:
BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SWP3 DETAILS

C109
Project No. 2025-190

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1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials. shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:

- •Prevent spills
- •Use products up
- •Follow label directions for disposal
- •Remove lids from empty bottles and cans when disposing in trash
- •Recycle wastes whenever possible
- •Don't pour into waterways, storm drains or onto the ground
- •Don't pour down the sink, floor drain or septic tanks
- •Don't bury chemicals or containers
- •Don't burn chemicals or containers
- •Don't mix chemicals together

2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.

3. No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.

4. Handling Construction Chemicals. Mixing. pumping. transferring or other handling of construction chemicals such as fertilizer. lime. asyhalt. concrete drying compounds. and all other potentially hazardous materials shall be performed in an area away from any watercourse. ditch or storm drain.

5. Equipment Fueling and Maintenance, oil changing. etc .. shall be performed away from watercourses. ditches or storm drains. in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.

6. Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.

7. Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.

8. Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water runoff associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.

9. Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, autoparts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbeques. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA) , and agricultural wastes, excluding buildings.

10. Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.

11. Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.

12. Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.

13. A Permit To Install (PTn is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

OHIO EPA PERMIT NO. OHC000006

PART III G. SWP3 REQUIREMENTS

a. COMMERCIAL BUILDING EXPANSION

b. TOTAL SITE AREA - 2.41 AC. - DISTURBED AREA = 0.98 AC.

c. PRE-CONSTRUCTION RUNOFF COEFFICIENT - C=0.71; POST-CONSTRUCTION RUNOFF COEFFICIENT C=0.79

d. IMPERVIOUS AREA = 1.75 AC. (ENTIRE SITE), PERCENT IMPERVIOUS = 72.6%.

e. SOIL TYPES:

- CsA- Crosby-Urban land complex, 0 to 2 percent slopes

f. PRIOR LAND USE: COMMERCIAL

g. CONSTRUCTION SEQUENCE - SEE IMPROVEMENT PLANS

h. UNNAMED TRIBUTARY TO REPUBLICAN RUN

- NO WETLANDS

i. NOT SUBDIVIDED (MEASURES IDENTIFIED ON PLANS)

j. NOT APPLICABLE

k. PERMIT REQUIREMENTS ATTACHED. (FIELD COPY)

l. IDENTIFIED ON SHEET C106

m. IDENTIFIED ON SHEET C106

n. SITE MAP SHOWN ON PLANS

(i) LIMITS OF CONSTRUCTION IDENTIFIED ON THE PLANS (LC).

(ii) SOIL TYPES IDENTIFIED ON THE PLANS

(iii) DRAINAGE WATER SHEDS IDENTIFIED ON THE PLANS.

(iv) THERE ARE NO WETLANDS ON THE SITE. NO SPRINGS, LAKES OR WATER WELLS WITHIN 200 FEET OF THE SITE.

(v) EXISTING & PLANNED LOCATIONS OF BUILDINGS, ROADS, PARKING FACILITIES AND UTILITIES ARE IDENTIFIED ON THE PLANS.

(vi) EROSION AND SEDIMENT CONTROL PRACTICES ARE IDENTIFIED ON THE PLANS.

(vii) SEDIMENT & STORM WATER MANAGEMENT DATA IS IDENTIFIED ON THE PLANS.

(viii) PERMANENT STORM WATER MANAGEMENT PRACTICES ARE IDENTIFIED ON THE PLANS.

(ix) CEMENT TRUCK WASHOUT, DUMPSTER & VEHICLE FUELING AREA ARE IDENTIFIED ON THE PLANS.

(x) CONSTRUCTION ENTRANCE IS IDENTIFIED ON THE PLANS.

(xi) NOT APPLICABLE

2. A. NOT APPLICABLE.

B. TEMPORARY SEEDING AND PERMANENT SEEDING MEASURES ARE IDENTIFIED ON THE PLANS.

(I) TABLE 1 & TABLE 2 HAVE BEEN IDENTIFIED ON THE PLANS.

(II)NOT APPLICABLE.

C. SHEET FLOW RUNOFF HAS BEEN CONTROLLED BY MEANS OF SILT FENCE AND DIRECTED TOWARDS UNDISTURBED SOILS. POINT DISCHARGES HAVE BEEN CONTAINED WITHIN STORM SEWERS.

D. SEDIMENT CONTROL HAS BEEN MANAGED BY MEANS OF SILT FENCE.

(I) NOTED THROUGHOUT THE PLANS.

(II) SILT FENCE UTILIZED.

(III) SILT FENCE IS IDENTIFIED ON THE PLANS.

(IV) INLET PROTECTION IS IDENTIFIED ON THE PLANS.

(V) NOT APPLICABLE.

(VI) NOTED ON THE IMPROVEMENT PLANS.

E. POST-CONSTRUCTION MAINTENANCE AND INSPECTION IS IDENTIFIED ON THE PLANS.

LARGE CONSTRUCTION ACTIVITIES - NOT APPLICABLE

SMALL CONSTRUCTION ACTIVITIES - RATIONALE IDENTIFIED ON PLANS

F. SURFACE WATER PROTECTION - NOT APPLICABLE

G. OTHER CONTROLS

(I) CEMENT TRUCK WASHOUT AREA IS IDENTIFIED ON THE PLANS.

(II)DUST CONTROL MEASURES AND VEHICLE TRACKING ARE IDENTIFIED ON THE PLANS.

(III) ADDITIONAL NOTES ARE IDENTIFIED ON THE PLANS.

(IV) NOTED ON THE PLANS.

(V) NOTED ON THE PLANS.

H. NOTED THROUGHOUT THE PLANS.

I. INSPECTION FREQUENCY AND INSPECTION CHECKLIST IS NOTED ON THE PLANS.

(I) NOTED ON THE PLANS.

(II) NOTED ON THE PLANS.

(III) STATEMENT NOTED.

3. APPROVED STATE OR LOCAL PLANS

STATEMENT NOTED.

4. EXCEPTIONS

STATEMENT NOTED.

CONSTRUCTION SEQUENCE

(ALL ITEMS ARE TO BE THE RESPONSIBILITY OF THE GENERAL SITE CONTRACTOR)

SITE PREPARATION

NOTE:

PROVIDE SAFE AND SECURE PEDESTRIAN AND VEHICULAR TRAFFIC CIRCULATION THROUGHOUT THE ENTIRETY OF THE CONSTRUCTION SEQUENCE WITH WELL DEFINED CONSTRUCTION BOUNDARIES TO BE ACCESSED BY CONSTRUCTION PERSONNEL ONLY. ALL EROSION CONTROLS ARE TO BE THOROUGHLY INSPECTED BY THE CONTRACTOR UPON THE COMPLETION OF EACH WORK DAY AND MAINTAINED THROUGHOUT THE REQUIRED LIFE OF THE CONTROL AS SPECIFIED BY THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE. THE CONTRACTOR MUST REVIEW THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE. THE CONTRACTOR MUST REVIEW THE APPROVED NPDES PERMIT AND SIGN THE PERMIT TO ACCEPT RESPONSIBILITIES AS THE CO-PERMITEE.

INITIAL PHASE (WITHIN 7 DAYS OF START OF GRUBBING)

1. INSTALL A TEMPORARY CONSTRUCTION ENTRANCE FOR ACCESS TO CONSTRUCTION AREAS OF SITE.
2. SETUP CONSTRUCTION TRAILER ON SITE AND ESTABLISH TEMPORARY POWER AND TELEPHONE SERVICE AS NECESSARY.
3. ALL TEMPORARY UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. STAKEOUT LIMITS OF DISTURBANCE.
5. INSTALL TEMPORARY INLET PROTECTION ON ALL EXISTING CATCH BASINS WITHIN LIMITS OF CONSTRUCTION. REMOVE SILT PROTECTION FROM DESIGNATED INLETS ONLY WHEN INLET STRUCTURE IS TO BE REMOVED AS REQUIRED BY PROGRESSION OF CONSTRUCTION. REFER TO PLANS FOR IDENTIFICATION OF INLET STRUCTURES TO BE REMOVED.
6. INSTALL ALL FILTER FABRIC FENCE WHERE SHOWN ON PLANS.
7. BEGIN SITE CLEARING.
8. REMOVE TOPSOIL FROM AREAS OF BUILDING AND PAVEMENT.
9. BEGIN EARTHWORK OPERATIONS.
10. CONSTRUCT STORM WATER BASIN.
11. IN THE EVENT OF RAIN, ALLOW STANDING WATER TO SETTLE PRIOR TO PUMPING. UTILIZE THE PUMPING SYSTEMS TO PUMP POLLUTED WATER PER E.P.A. REQUIREMENTS. ALLOW ONLY CLEAN WATER TO BE DISCHARGED TO THE EXISTING DRAINAGE SYSTEM. REMOVE SILT FROM BASINS AS NECESSARY PRIOR TO CONTINUING EARTHWORK. MATERIAL SHOULD BE MECHANICALLY SPREAD AND DRIED PRIOR TO INCORPORATION INTO THE EARTHWORK PROCEDURES. ADEQUACY OF THE DRIED MATERIAL IS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE AND ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDES, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC., THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHALL BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

INTERIM PHASE GENERAL CONSTRUCTION

1. MAINTAIN TEMPORARY CONTROLS UNTIL REMOVAL IS WARRANTED DUE TO PROGRESSION OF WORK.
2. BEGIN EARTHMOVING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE COUNTY CONSERVATION DISTRICT OF LOCATION AND EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL. THE CONTRACTOR IS TO COORDINATE WITH OWNER THE PLACEMENT OF SUCH MEASURES.
3. STORM SEWER, SANITARY SEWER, WATER LINE AND UTILITY LINE CONSTRUCTION MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE AND WITH THE PERMISSION OF THE OWNER.
4. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING OR MULCHING.
5. REPLACE TOPSOIL, FINE GRADE AND SEED AS REQUIRED.
6. STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCHING OR CROWNVETCH SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
7. INSTALL PAVEMENT SUBBASE.
8. BEGIN BITUMINOUS PAVING, REMOVING TEMPORARY CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
9. RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM 80% COVERAGE IS ACHIEVED.
10. ALL EROSION MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED. ALL AREAS OF VEGETATIVE SURFACE STABILIZATION, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (80%) IS OBTAINED.

FINAL PHASE POST-PAVING BASIN CONVERSION

1. IF, FOR ANY REASON, THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THIS PERIOD, AND THAT ALL BARED SOILS ARE SEEDED AND MULCHED WITH TEMPORARY SEED MIXTURE.
2. THE FOLLOWING ITEMS MUST BE COMPLETED BY THE CONTRACTOR, IN ORDER, ONCE THE SITE HAS BEEN DEEMED STABLE:
   - A. REMOVE SEDIMENT CONTROL DEVICES.
   - B. SITE CLEAN UP.
   - C. RESEED ANY AREAS THAT REQUIRE ADDITIONAL SEED
   - D. FILTER FENCES ARE TO BE CLEANED, REMOVED, BACKFILLED AND SEEDED WITH PERMANENT SEEDING.
   - E. VERIFY POSITIVE CONVEYANCE FLOW IN ALL DRAINAGE STRUCTURES.

SPECIFICATIONS FOR TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION

SEEDING DATES	SPECIES	LB/100 FT^2	LB/ACRE
MARCH 1 TO AUGUST 15	OATS	3	128 (4 BUSHEL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	ANNUAL RYEGRASS	1.25	55
	PERENNIAL RYEGRASS	3.25	142
	CREEPING RED FESCUE	0.4	17
	KENTUCKY BLUEGRASS	0.4	17
	OATS	3	128 (3 BUSHELS)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
AUGUST 16TH TO NOVEMBER	RYE	3	112 (2 BUSHEL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	WHEAT	3	120 (BUSHEL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYE	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS CREEPING	1.25	40
	RED FESCUE	3.25	40
	KENTUCKY BLUEGRASS	0.4	40
		0.4	
NOVEMBER 1 TO FEB. 29	USE MULCH ONLY FOR DORMANT SEEDING		

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

1. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION-SITE.
2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 14 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEEDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
3. THE SEEDBED SHALL BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS--APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISHED ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.
5. SEEDING METHOD--SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

1. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
2. MATERIALS: STRAW--IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN APPLIED AT 2 TONS/AC. OR 90 LB. / 1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. HAND-SPREAD MULCH, SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION. HYDROSEEDERS--IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB. / AC. OR 46 LB. / 1,000 SQ. FT. OTHER--OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS / AC.
3. STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS: MECHANICAL--A DISK, CRIMPER OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY BE LEFT LONGER. THAN 6 IN. MULCH NETTINGS--NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES. SYNTHETIC BINDERS--SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA-TACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. WOOD-CELLULOSE FIBER--WOOD CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB. /AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. / 100 GAL.

ADDITIONAL SWP3 CONSIDERATIONS

NO OPEN BURNING

DUST CONTROL SHALL BE ACHIEVED BY USE OF WATERING TRUCKS. USE OF OIL IS STRICTLY PROHIBITED. INLET PROTECTION MUST BE IMPLEMENTED PRIOR TO DUST CONTROL MEASURES.

IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF OIL SHEEN, THE CONTRACTOR SHALL CONTACT THE OHIO E.P.A. AT 800-282-9378, THE LOCAL FIRE DEPARTMENT.

SMALL SPILLS (<25 GALLONS) SHALL BE CLEANED UP USING AN ABSORBING AGENT, THE ABSORBING AGENT REMOVED AND DISPOSED OF ACCORDING TO FEDERAL REGULATIONS.

ALL TRENCH DEWATERING MEASURES SHALL BE DISCHARGED INTO SETTLING BASINS PRIOR TO DISCHARGE FROM SITE. BMP'S THAT REQUIRE REPAIR SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION. SETTLING PONDS MUST BE REPAIRED WITHIN 10 DAYS OF INSPECTION.

STREETS ADJACENT TO SITE SHALL BE CLEANED AT THE END OF EACH WORK DAY.

POST-CONSTRUCTION BMP RATIONALE

STORM WATER MANAGEMENT AND POST CONSTRUCTION WATER QUALITY BMP'S ARE NOT REQUIRED DUE TO NATURE OF THE PROJECT.

MAINTENANCE FOR PERMANENT SEEDINGS FERTILIZATION AND MOWING

MIXTURE	FORMULA	LBS./ACRE	LBS./1,000 SQ. FT	TIME	MOWING
CREEPING RE FESCUE RYEGRASS KEENTCKY BLUEGRASS	10-10-10	500	12	FALL, YEARLY AS NEEDED	NOT CLOSER THAN 3"
TALL FESCUE	10-10-10	500	12		NOT CLOSER THAN 4"
TURF-TYPE FESCUE	10-10-10	500	12		
CROWN VETCH FESCUE	0-20-20	400	10	SPRING, YEARLY FOLLOWING ESTABLISHMENT AND EVERY 4-7 YEARS THEREAFTER	DO NOT MOW
FLAT PEA FESCUE	0-20-20	400	10		DO NOT MOW

NOTE: FOLLOWING SOIL TEST RECOMMENDATIONS IS PREFERRED TO FERTILIZER RATES SHOWN ABOVE.

SPECIFICATIONS FOR PERMANENT SEEDING

SITE PREPARATION

1. A SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
3. TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION. SEEDBED PREPARATION
   a. LIME--AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT. OR 2 TONS/ACRE.
   b. FERTILIZER--FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 LB./1,000 SQ. FT. OR 1000 LB./ACRE OF 10-10-10 OR 12-12-12 ANALYSES.
   c. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

EROSION PREVENTION PRACTICES

SEEDING DATES AND SOIL CONDITIONS

SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUG 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDING

1. SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20, DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
2. THE FOLLOWING METHODS MAY BE USED FOR "DORMANT SEEDING":
   - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, BROADCAST THE SELECTED SEED MIXTURE AT A 50% INCREASE IN THE SEEDING RATE.
   - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
   - APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
   - WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD FOLLOW THE CONTOUR WHERE FEASIBLE.

MULCHING

1. MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
2. MATERIALS

   STRAW--IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/ACRE OR 90 LB./1,000 SQ. FT., (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. HAND-SPREAD MULCH, SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.

   HYDROSEEDERS--IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB./ACRE OR 46 LB./1,000 SQ. FT.

   OTHER--OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS/ACRE.
3. STRAW AND MULCH ANCHORING METHODS

   STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.

   MECHANICAL--A DISK, CRIMPER OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY BE LEFT LONGER THAN 6 IN. MULCH NETTINGS--NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES. SYNTHETIC BINDERS--SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.

EROSION PREVENTION PRACTICES

WOOD CELLULOSE FIBER--WOOD CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 LBS. CELLULOSE/100 GALLONS OF WATER.

IRRIGATION

1. PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.
2. IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF.

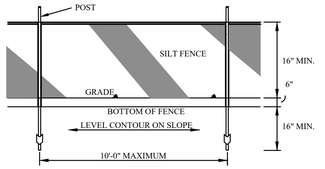
PERMANENT SEEDING

SEED MIX	SEEDING RATE LBS./ACRE	SEEDING RATE LBS/1,000 SQ. FEET	NOTES
GENERAL USE			
CREEPING RED FESCUE DOMESTIC RYEGRASS KENTUCKY BLUEGRASS	20-40 10-20 20-40	1/2-1 1/4-1/2 1/2-1	FOR CLOSE MOWING & FOR WATERWAYS WITH<2.0 FT/SEC VELOCITY
TALL FESCUE	40-50	1-1 1/4	
TURF- TYPE (DWARF) FESCUE	90	2 1/4	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40-50	1-1/4	
CROWN VETCH TALL FESCUE	10-20 20-30	1/4-1/2 1/2-3/4	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	20-25 20-30	1/2-3/4 1/2-3/4	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES			
TALL FESCUE	40-50	1-1 1/4	
TURF-TYPE (DWARF) FESCUE KENTUCKY BLUEGRASS	90 5	2 1/4 0.1	
LAWNS			
KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	100-120	2 2	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	100-120	2 1-1/2	FOR SHADED AREAS

NOTE: OTHER APPROVAL SEED SPECIES MAY BE SUBSTITUTED.

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS

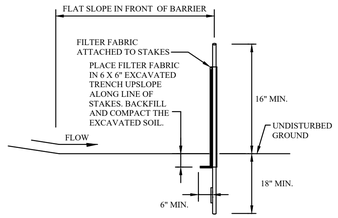


SF SILT FENCE DETAIL
REFERENCE ONLY NOT TO SCALE

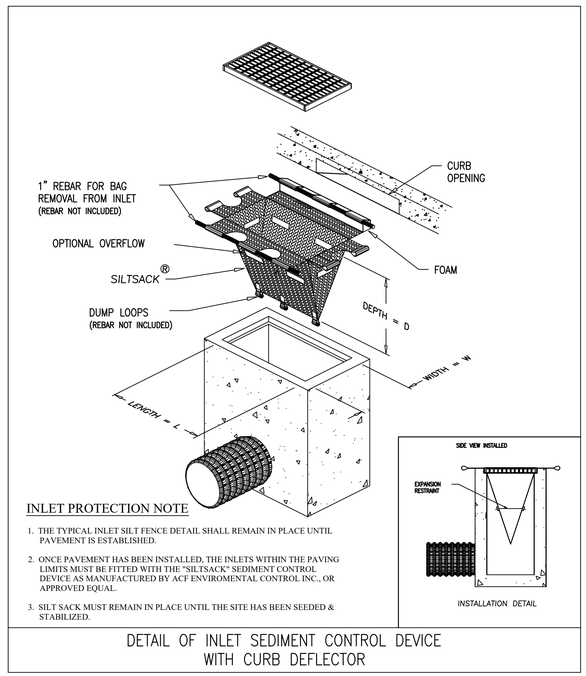


JOINING SECTIONS OF SILT FENCE DETAIL
REFERENCE ONLY NOT TO SCALE

SF



SF SILT FENCE SECTION
REFERENCE ONLY NOT TO SCALE



INLET PROTECTION NOTE

1. THE TYPICAL INLET SILT FENCE DETAIL SHALL REMAIN IN PLACE UNTIL PAVEMENT IS ESTABLISHED.
2. ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITHIN THE PAVING LIMITS MUST BE FITTED WITH THE "SILTSACK" SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIROMENTAL CONTROL INC., OR APPROVED EQUAL.
3. SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEEDED & STABILIZED.

DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

IPSS SILTSACK DETAIL

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MIN. OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MIN. OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWN SLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
10. MAINTENANCE--SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

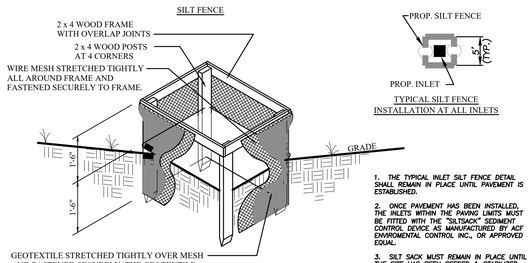
SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS-- THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2-BY-2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW):

MINIMUM CRITERIA FOR SILT FENCE FABRIC (ODOT, 2002)		
FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4362
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	<.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10^2 SEC^-1	ASTM D 4491
UV EXPOSURE STRNEGTH RETENTION	70%	ASTM D 4355

SF SPECIFICATIONS FOR SILT FENCE



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

TYPICAL SILT FENCE INSTALLATION AT ALL INLETS

1. THE TYPICAL INLET SILT FENCE DETAIL SHALL REMAIN IN PLACE UNTIL PAVEMENT IS ESTABLISHED.
2. ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITHIN THE PAVING LIMITS MUST BE FITTED WITH THE "SILTSACK" SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIROMENTAL CONTROL INC., OR APPROVED EQUAL.
3. SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEEDED & STABILIZED.

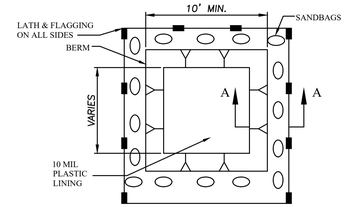
MAINTENANCE

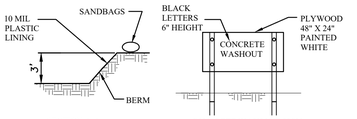
EFFECTIVE STORM DRAIN INLET PROTECTION COLLECTS SEDIMENT AND THEREFORE MUST BE CLEANED REGULARLY TO PREVENT CLOGGING AND SUBSEQUENT FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. SEDIMENT BARRIERS THAT SAG, FALL OVER, OR ARE NOT PROPERLY SECURED, MUST BE PROMPTLY REPAIRED OR REPLACED.

INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. AREAS WHERE THERE IS ACTIVE TRAFFIC SHALL BE INSPECTED DAILY. REPAIRS SHALL BE MADE AS NEEDED TO ASSURE THE PRACTICE IS PERFORMING AS INTENDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION IS ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT IS STABLE AND NOT SUBJECT TO EROSION.

ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, ALL FILTER MATERIAL AND COLLECTED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED.

IP SPECIFICATIONS FOR GEOTEXTILE INLET PROTECTION
REFERENCE ONLY NOT TO SCALE





1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. FACILITY SHALL BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10'.
3. LATH AND FLAGGING SHALL BE COMMERCIAL TYPE.
4. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
5. A SIGN SHALL BE INSTALLED ADJACENT TO WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
6. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT PROCEDURES.
7. WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED IN DESIGNATED AREAS ONLY.
8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
10. CONCRETE WASTES SHALL BE ALLOWED TO HARDEN THEN BROKEN UP, REMOVED, AND PROPERLY DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATION ON A REGULAR BASIS.
11. WHEN TEMPORARY WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

TCW TEMP. CONCRETE WASHOUT FACILITY

WEBER ENGINEERING SERVICES
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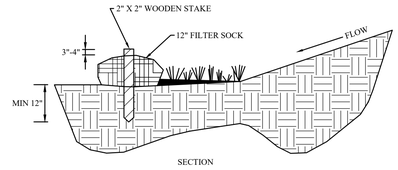
LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SWP3 DETAILS

C111
Project No. 2025-190

C:\Users\Brandon Weber Civil\Cloud Server - Weber\A-1 Projects\2025 Projects\2025-190 TownPlace Suites Grove City\2025-190 Dwg\2025-190 SiteIFC - 03-26-2026\2025-190 SiteIFC - 03-26-2026.dwg, 3/26/2026 11:24:08 AM



SECTION

1. MATERIALS-COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF PARTICLES RANGING FROM $\frac{3}{4}$" TO 2"
2. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HDPE $\frac{3}{4}$" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.

INSTALLATION:

3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.
4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATE FLOW SITUATIONS OR IN RUNOFF CHANNELS.

MAINTENANCE:

6. ROUTINELY INSPECT FILER SOCKS AFTER EACH SIGNIFICANT RAIN. MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
9. REMOVAL-FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH A WAY AS TO FACILITATE AN NO OBSTRUCT SEEDINGS.

CFS **COMPOST FILTER SOCK DETAIL**

REFERENCE ONLY NOT TO SCALE

SPECIFICATIONS FOR DUST CONTROL

ADHESIVES FOR DUST CONTROL			
ADHESIVE	WATER DILUTION (ADHESIVE WATER)	NOZZLE TYPE	APPLICATION RATE GAL./AC.
LATEX EMULSION	12.5:1	FINE	235
TESIN IN WATER ACRYLIC EMULSION (NO-TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO-TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

1. VEGETATIVE COVER AND/MULCH- APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING- SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. SPRAY-ON ADHESIVES-APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS
4. STONE - GRADED ROADWAYS AND OTHER SUITABLE AREAS WILL BE STABILIZED USING CRUSHED STONE OR COARSE GRAVEL AS SOON AS PRACTICABLE AFTER REACHING AN INTERIM OR FINAL GRADE. CRUSHED STONE OR COARSE GRAVEL CAN BE USED AS A PERMANENT COVER TO PROVIDE CONTROL OF SOIL EMISSIONS.
5. BARRIERS- EXISTING WINDBREAK VEGETATION SHALL BE MARKED AND PRESERVED. SNOW FENCING OR OTHER SUITABLE BARRIER MAY BE PLACED PERPENDICULAR TO PREVAILING AIR CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT TO CONTROL AIR CURRENTS AND BLOWING SOIL
6. CALCIUM CHLORIDE - THIS CHEMICAL MAY BE APPLIED BY MECHANICAL SPREADER AS LOOSE, DRY GRANULES OR FLAKES AT A RATE THAT KEEPS THE SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE. APPLICATION RATES SHOULD BE STRICTLY IN ACCORDANCE WITH SUPPLIERS' SPECIFIED RATES.
7. OPERATION AND MAINTENANCE - WHEN TEMPORARY DUST CONTROL MEASURES ARE USED; REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROLS.

   STREET CLEANING- PAVED ARES THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEED, UTILIZING A STREET SWEEPER OR BUCKET-TYPE ENDLOADER OR SCRAPER.

SPECIFICATIONS FOR MULCHING

1. MULCH AND OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.
2. MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:
   - STRAW - SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.
   - HYDROSEEDERS - WOOD CELLULOSE FIBER SHOULD BE USED AT 2,000 LB./AC. OR 46 LB./1,000 SQ. FT.
   - OTHER - ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS AND ROLLED EROSION CONTROL PRODUCTS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD MULCHECHIPS APPLIED AT 10-20 TONS/AC.
3. MULCH ANCHORING - MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:
   - MECHANICAL - USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 INCHES.
   - MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING REQUIREMENTS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
   - SYNTHETIC BINDERS - FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK, OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATER OF THE STATE.
   - WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS./AC. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

SPECIFICATIONS FOR SODDING

MATERIALS

1. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 48 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
2. THE SOD SHALL BE KEPT MOIST AN COVERED DURING HAULING AND PREPARATION FOR PLACEMENT.
3. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75 INCHES, PLUS OR MINUS 0.25 INCHES, AT THE TIME OF CUTTING. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.

SITE PREPARATION

1. A SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHALL NOT BE CONDUCTED ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED ONLY TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE AREA SHALL BE GRADED AND TOPSOIL SPREAD WHERE NEEDED.
3. SOIL AMENDMENTS

   LIME- AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACIDIC SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT OR 2 TONS/AC.

   FERTILIZER- FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A 2 SOIL TEST FERTILIZER SHALL BE APPLIED AT A RATE OF 12 LB./1,000 SQ. FT OR 500 LB./AC. OF 10-10-10 OR 12-12-12 ANALYSIS

   THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES.
4. BEFORE LAYING SOD, THE SURFACE SHALL BE UNIFORMLY GRADED AND CLEARED OF ALL DEBRIS, STONES AND CLODS LARGER THAN 3-IN. DIAMETER.

SOD INSTALLATION

1. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURES, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY BEFORE LAYING THE SOD.
2. SOD SHALL NOT BE PLACED ON FROZEN SOIL.
3. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED IN A BRICK-LIKE PATTERN. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS THAT WOULD DRY THE ROOTS.
4. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGE PARALLEL TO THE CONTOUR AND STAGGERED JOINTS. THE SOD SHALL BE SECURED WITH PEGS OR STAPLES.
5. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE SOD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING TAMPING AND IRRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN 8 HOURS.

MAINTENANCE

1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK WITH SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4-6 INCHES.
2. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.
3. THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED.

WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project

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Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW L. WEBER
61709
REGISTERED
PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

GROSE & MANZ BUILDERS
BRAD GROSE
(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:

BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SWP3 DETAILS

C112
Project No. 2025-190

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The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

WES Response in Red 03-26-2026

3/17/26

Matthew L. Weber
Weber Engineering Services, LLC

Dear Mr. Weber

Staff has reviewed your final development plan application for LaQuinta Hotel, Grove City. The control number for this application is #202603060011 and should be referenced in any future correspondence concerning this matter.

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

General Comments

1. An access point should be added to Rumfield Dr to allow for additional ingress and egress from the site. Revised as requested, an additional access point has been added.

2. A 5-foot-wide sidewalk should be installed along the entirety of the property's Rumfield Drive frontage that connects to the existing sidewalk along Marlane Drive. Revised as requested, sidewalk has been added to the plans.

3. Update the photometric plan to show all the parking spaces along the southern parking area of the hotel, including the existing spaces along the hotel. All spaces will need to be illuminated to a minimum of 0.5 footcandles, and two spaces along Rumfield Dr currently show 0.4 footcandles. Please adjust or add additional lighting to meet code requirements. Additionally, the existing spaces along the hotel should be included in the photometric plan. Photometric has been updated.

4. The site data table on sheet C102 should note the number of rooms in the hotel to show that proposed parking meets code requirements. Revised as requested

5. Parking space dimensions do not meet the minimum size requirements of 180 square feet.
   Parking space sizes have been revised.

Landscaping

6. Per section 1136.06(d) of code, there cannot be more than 21 consecutive parking spaces without an island or peninsula containing a 2" caliper minimum tree. As currently configured, the southern parking row along Rumfield Drive does not comply with this requirement. However, when the curb cut noted in comment #1 is added, the peninsulas framing the curb cut can be used to fulfill this requirement.
   Landscaping plan has been revised.
7. A 3-foot evergreen hedge row will need to be installed along Marlane Dr and Rumfield Dr to screen the parking lot.
   Landscaping plan has been revised.
8. Update note on tree planting typical on sheet C102A to state that 50% of the wire basket and burlap will be removed at the time of planting. Note has been revised.

9. All areas adjacent to Marlane Drive and Rumfield Drive disturbed during construction will need to be sod, not seed. Update General Note #7 to reflect this requirement. Additionally, if seed is used elsewhere on site, no loose straw can be used to cover grass seed.
   Note revised as requested
10. Please note that an irrigation plan will need to be approved prior to the approval of the landscaping plan. An irrigation plan can be submitted with the revised material or as part of the Site Improvement Plan. Potential routing for the irrigation lines have been added, it was also noted that the the exact location is to be provided by landscaper priot to installation.

11. The Urban Forester recommends using at least two different species of trees to increase diversity and avoid having to replace all trees at once in the event of a disease or insect issue.
Landscaping has been revised to have multiple species.
12. All existing trees and shrubs that are planned to be removed as part of this plan will need to be replaced elsewhere on the property. This includes plantings along the hotel removed for construction of the new entrance way. Indicate on the plans where these plants are proposed to be relocated or replanted.
This has been indicated on sheet C101A.
13. All service structures on site are required to be screened per section 1136.08 of code. A note should be added to the plan sheets stating such. Note added to the landscape plan.

14. Indicate on the demolition plan trees being removed and preserved as part of the project.
This has been indicated on sheet C101A.

Engineering

15. Grove City's WebGIS indicates a 12" storm sewer along Rumfield Drive, but plans show a 15" diameter pipe. Pipe size corrected to 12".

16. Remove proposed Storm Sewer ST-1 and ST-2 from the existing conditions plan and the demolition plan. Revised as requested.

17. Label Storm Sewer ST-1 and ST-2 as "Proposed Private 12" STM SEW" on the utility plan.
Revised as requested.
18. Provide clarification on the easement labeled as "possible storm esmt" along Rumfield Drive, as the city has no record of such an easement. Provide the easement record information (deed, book, page, instrument number) for this easement if applicable.
Easement has been removed, it is not there.
19. Provide the record plan number and pipe diameter for the existing sanitary sewer and water main along Marlane Drive. This information can be found on the City's WebGIS.
Revised as requested.
20. On grading plan provide the following:

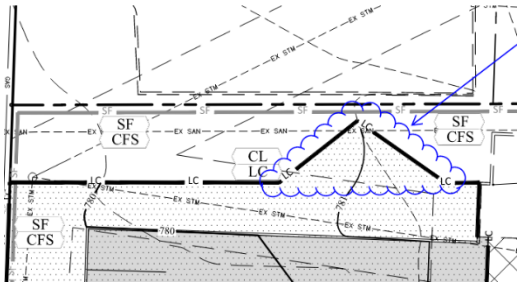
    a. Provide all existing and proposed storm structure numbers on site.
    b. Include surface flow and flood route arrows on site. Include slopes on all new pavement and sidewalks.
    c. Include Surface Flow Arrows as well as Flood Route Arrows in legend and on plan sheet.

    These have been added to the grading plan.

Stormwater

21. Provide a site narrative for the SWP3 that includes contact information (site, preparer and developer), total earth disturbed area (EDA), project description, critical areas, receiving stream. This should include flood zone information in the table on page C106.
Site narrative provded on sheet C106.
22. While the EDA appears to be 0.98 ac, an SWP3 should be provided for construction since the total EDA is so close to 1 acre.
Full SWP3 provided on sheets C106 - C112. Stormwater report has been completed.
23. Provide a Site Data Table that includes the earth disturbed area and existing/proposed impervious area.
Site data table added to sheet C106.
24. Site data information on page C102 should be shown on the title sheet. Revised as requsted.

25. Provide storm water calculations stamped by a professional engineer.
Stormwater management report has been created.
26. Clarify why the area west of the parking lot is included in the Limits of Construction, as this area is not shown on the demolition plan. See the image to the right for the location.
The limits of construction has been revised to match the limits of demolition on sheet C101A.

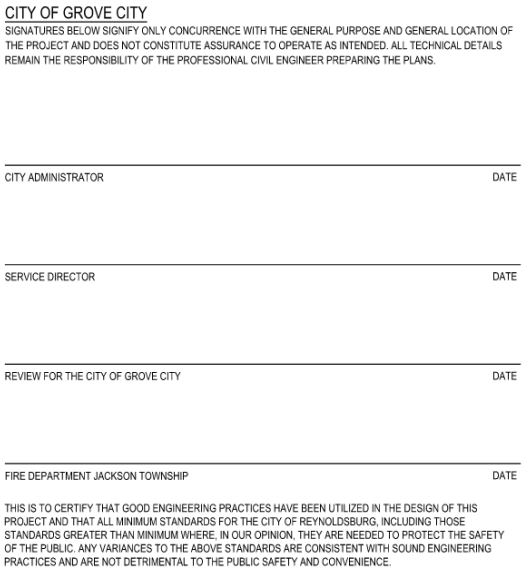


27. Provide all existing and proposed storm structure numbers on site.
    All existing and proposed storm structure numbers are provided on sheets C103, C104, & C106.
28. It is recommended that additional catch basins be added to the site, as the large area of surface flow (approx. 0.46 acres) as shown is proposed to run into a single catch which could become overwhelmed and result in drainage issues on site. Storm routing has been revised, additional inlets added.

29. The sheet index on the cover sheet state page numbers for SWP3 details as C107-C110, however plan sheets only go up to C-109. Please clarify the number or provide the missing sheet.
    Sheet index has been updated.

Additional Comments

30. The highway sign will need to be removed as part of the final development plan as they are not permitted in zoning code. Please note or show the sign removed on the revised plans.
    Comment noted, the owner would like to keep the sign. Callout has been revised to indicate this.
31. Clarify if the monument sign located on the northern access point will remain or be moved to the southern access point. This existing sign is to be removed, a proposed monument sign has been added just south of the northern access point.
32. Update spelling of "Ohio" on the side bar on all sheets.
    Spellings of Ohio have been updated.
33. Update the side bar title from "Site Improvement Plan" to "Final Development Plan" on all pages.
    Revised as requested
34. The General Notes included on title sheet should be located on a separate page.
    General notes moved to sheet C100A.
35. Add a note that all parking lot pavement markings will be white. Callouts have been revised to mention that they are to be white.
36. Add address under LaQuinta Hotel on cover sheet title.
    Address has been added.
37. Add signature block to the plan cover sheet. The City's current signature block can be found in the image to the right. Signature block added to sheet C100.


CITY OF GROVE CITY

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR DATE

SERVICE DIRECTOR DATE

REVIEW FOR THE CITY OF GROVE CITY DATE

FIRE DEPARTMENT JACKSON TOWNSHIP DATE

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS FOR THE CITY OF REYNOLDSBURG, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN OUR OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

38. Include a list of standard drawings that will be used during construction on the plan sheets.
    Standard drawings on sheets C105 & C105A.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on March 26th, 2026. **Additionally, with the resubmission, 8 full sets of all application materials (application, plan sheets, narrative etc.) to be reviewed by Planning Commission must be submitted, including one full size (24"x36") set of all plan sheets.**

This will allow us time to review the revisions prior to finalizing the agenda for the April Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the May Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, April 7th, 2026, in Council Chambers of City Hall at 1:30 p.m. The staff report for your application will be sent out by the end of the day on Friday, April 3rd, 2026. Your request will be postponed to a future date if you are unable to attend the meeting.

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

Sincerely,



Terry Barr, AICP
Development Planner

Sincerely,



Matthew L. Weber, P.E.
Weber Engineering Services

NARRATIVE FORM

Grove City Building Division • 4035 Broadway, Grove City, OH 43123 • 614-277-3075 • 614-277-3090 (Fax) • GroveCityOhio.gov

ATTACH THIS FORM TO ANY OTHERS when providing additional information. If more space is needed, please complete a second Narrative Form.

Project Name	Name of person completing Narrative
LaQuinta Hotel	Matthew L. Weber/Greg Mayo

This Narrative accompanies what other Form(s)?

Site Development Plans, Building Plans and Elevations

The scope of the project is to reconfigure the existing hotel entrance from the north side of the building to the south side of the building and construct a new building entry/canopy on the south side. New auto parking will be constructed on the south side of the building to accommodate better pedestrian flow into the building.

The north side parking will remain for future use and development.

APPLICANT ACKNOWLEDGMENT & SIGNATURE

Once submitted, this application becomes a public document. Falsification of a public document is a violation of Ohio Revised Code 2921.13(a)(3), a misdemeanor of the first degree, punishable by up to six months imprisonment, or a fine of $1,000, or both. By signing below, I acknowledge I have read and understand the above notice and confirm the information provided is true and complete to the best of my ability.

[redacted]

SURVIVORSHIP DEED

Nanubhai T. Patel, husband of Grantee

name(s) and marital or organizational status of grantor(s)

for valuable consideration paid, grant(s), with general warranty covenants, to Nanubhai T. Patel and Manju Patel, husband and wife MAIL

for their joint lives, remainder to the survivor of them, whose tax mailing address is 765 Russell Strausse Road, Cookeville, Tennessee 38506,

the following described real property:

Situated in the State of Ohio, County of Franklin,

and City of Grove City:

* See reverse side for legal description

TIME 11 35 A.M. M
RECORDED FRANKLIN CO., OHIO

154512

AUG 23 1994

RICHARD B. METCALF, RECORDER

Tax district number and parcel number: 40-5538 RECORDER'S FEE $ 22.00

Street address of property: Marlane Drive

Prior instrument reference: Volume 25297, page A-01, 02 & 03 of the Official Records of Franklin County, Ohio.

~~all rights of dower therein~~

Signed this 23rd day of August, 19 94.

Signed and acknowledged in the presence of:

witness ANDREA B. KRICK

Nanubhai T. Patel

witness JAMIE L. KITCHEN

STATE OF OHIO
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 23rd day of August, 19 94

by Nanubhai T. Patel, husband of Grantee

Complete pursuant to ORC §147.55

Notary Public

NOTARIAL SEAL STATE OF OHIO

ANDREA B. KRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 19, 1998

This instrument prepared by: Thomas R. Clark, 3083 Columbus Street, Grove City, Ohio 43123, Attorney at Law

Auditor's and Recorder's Stamps

Approved by Planning Commission August 16, 1994

TRANSFERRED
AUG 23 1994
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

907661
CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Charles W. Boso, Jr.
City Administrator, Planning Commision Member

After recording, return to:

*Insert legal description of real property and interest therein

Published by Columbus Bar Association 1985

2726/H20

PARCEL I

EXHIBIT "A"

DESCRIPTION OF A 1.031 ACRE TRACT WEST OF MARLANE DRIVE, SOUTH OF STRINGTOWN ROAD IN THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO.

Situated in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of Survey No. 8231, Virginia Military Lands, also being part of a 3.458 acre tract conveyed from Marathon Oil Company to Nanubhai T. Patel by deed shown of record in Official Record 25297-A-01, Recorder's Office, Franklin County, Ohio.

Beginning at a Pony Spike, found, at the southeasterly corner of said 3.458 acre tract and at the point of intersection of the westerly right of way line of Marlane Drive as shown in Plat Book 46, Page 5 with the northerly right of way line of Rumfield Drive as shown in Official Record 17269-F-04;

thence N 81° 33' 56" W, along the southerly line of said 3.458 acre tract and the northerly right of way line of Rumfield Drive, a distance of 315.45 feet to an iron pin, found, at the southwesterly corner of said tract;

thence N 6° 17' 19" E, along the westerly line of said 3.458 acre tract, a distance of 142.46 feet to an iron pin, set;

thence S 81° 33' 56" E, parallel to the northerly right of way line of Rumfield Drive, a distance of 315.59 feet, to an iron pin, set, in the easterly line of said 3.458 acre tract and in the westerly right of way line of Marlane Drive;

thence S 6° 20' 45" W, along the easterly line of said 3.458 acre tract and the westerly right of way line of Marlane Drive, a distance of 142.46 feet to the place of beginning;

containing 1.031 acres, more or less, subject to all easements and restriction shown of record.

The preceding description was prepared by Roland L. Edwards, Registered Surveyor No. 4224, and was based on a survey performed under his supervision. The bearings used in this description are based on the outside boundaries of the 3.458 acre tract being the same as shown in the deed from Marathon Oil Company to Nanubhai T. Patel of record in Official Record 25297-A-01, Recorder's Office, Franklin County, Ohio which was based on a survey by Carl E. Turner, Jr., Registered Surveyor No. 6702.

0-32-F
1.031Ac.
SPLIT FROM
040-5538

Description Verified
John Circle P.E., P.S.
Franklin County Engineer
Date: 8-23-04

Roland L. Edwards
Registered Surveyor No. 4224

Cont'd.----------

PARCEL II

EXHIBIT "A"

DESCRIPTION OF A 1.340 ACRE TRACT WEST OF MARLANE DRIVE, SOUTH OF STRINGTOWN ROAD IN THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO.

Situated in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of Survey No. 8231, Virginia Military Lands, also being part of a 3.458 acre tract conveyed from Marathon Oil Company to Nanubhai T. Patel by deed shown of record in Official Record 25297-A-01, Recorder's Office, Franklin County, Ohio.

Beginning at an iron pin, set, in the easterly line of said 3.458 acre tract and in the westerly right of way line of Marlane Drive as shown in Plat Book 46, Page 5, N 6° 20' 45" E a distance of 142.46 feet from a Pony Spike, found, at the southeasterly corner of said 3.458 acre tract and at the point of intersction of the westerly right of way line of Marlane Drive with the northerly right of way line of Rumfield Drive as shown in Official Record 17269-F-04;

thence N 81° 33' 56" W, parallel to the northerly right of way line of Rumfield Drive, a distance of 315.59 feet to an iron pin, set, in the westerly line of said 3.458 acre tract, said iron pin being N 6° 17' 19" E a distane of 142.46 feet from and iron pin, found, at the southwesterly corner of said tract and in the northerly right of way line of Rumfield Drive;

thence N 6° 17' 19" E, along the westerly line of said 3.458 acre tract, a distance of 185.00 feet to an iron pin, set;

thence S 81° 33' 56" E, parallel to the northerly right of way line of Rumfield Drive, a distance of 315.78 feet, to an iron pin, set, in the easterly line of said 3.458 acre tract and in the westerly right of way line of Marlane Drive;

thence S 6° 20' 45" W, along the easterly line of said 3.458 acre tract and the westerly right of way line of Marlane Drive, a distance of 185.00 feet to the place of beginning;

containing 1.340 acres, more or less, subject to all easements and restriction shown of record.

The preceding description was prepared by Roland L. Edwards, Registered Surveyor No. 4224, and was based on a survey performed under his supervision. The bearings used in this description are based on the outside boundaries of the 3.458 acre tract being the same as shown in the deed from Marathon Oil Company to Nanubhai T. Patel of record in Official Record 25297-A-01, Recorder's Office, Franklin County, Ohio which was based on a survey by Carl E. Turner, Jr., Registered Surveyor No. 6702.

O-32-F
~~1.340 AC.~~
~~SPLIT FROM~~
ALL THE BAL.
OF
040-5538

Description Verified
John Clarke P.E., P.S.
Franklin County Engineer
Date 6-23-94
JC

Roland L Edwards

Roland L. Edwards
Registered Surveyor No. 4224

cont'd.--------
(on reverse side)

L7207002 1.087Ac. SPLIT FROM 040-5538

Description Verified
John Circle P.E., P.S.
Franklin County Engineer
Date: 8-23-94
JC

PARCEL III EXHIBIT "A"

DESCRIPTION OF A 1.087 ACRE TRACT WEST OF MARLANE DRIVE, SOUTH OF STRINGTOWN ROAD IN THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO.

Situated in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of Survey No. 8231, Virginia Military Lands, also being part of a 3.458 acre tract conveyed from Marathon Oil Company to Nanubhai T. Patel by deed shown of record in Official Record 25297-A-01, Recorder's Office, Franklin County, Ohio.

Beginning at an iron pin, set, in the easterly line of said 3.458 acre tract and in the westerly right of way line of Marlane Drive as shown in Plat Book 46, Page 5, N 6° 20' 45" E a distance of 327.46 feet from a Pony Spike, found, at the southeasterly corner of said 3.458 acre tract and at the point of intersction of the westerly right of way line of Marlane Drive with the northerly right of way line of Rumfield Drive as shown in Official Record 17269-F-04;

thence N 81° 33' 56" W, parallel to the northerly right of way line of Rumfield Drive, a distance of 315.78 feet to an iron pin, set, in the westerly line of said 3.458 acre tract, said iron pin being N 6° 17' 19" E a distane of 327.47 feet from and iron pin, found, at the southwesterly corner of said tract and in the northerly right of way line of Rumfield Drive;

thence N 6° 17' 19" E, along the westerly line of said 3.458 acre tract, a distance of 150.04 feet to an iron pin, found, at the northwesterly corner of said tract;

thence S 81° 33' 37" E, along the northerly line of said 3.458 acre tract, a distance of 315.93 feet, to an iron pin, found, at the northeasterly corner of said tract and in the westerly right of way line of Marlane Drive;

thence S 6° 20' 45" W, along the easterly line of said 3.458 acre tract and the westerly right of way line of Marlane Drive, a distance of 150.00 feet to the place of beginning;

containing 1.087 acres, more or less, subject to all easements and restriction shown of record.

The preceding description was prepared by Roland L. Edwards, Registered Surveyor No. 4224, and was based on a survey performed under his supervision. The bearings used in this description are based on the outside boundaries of the 3.458 acre tract being the same as shown in the deed from Marathon Oil Company to Nanubhai T. Patel of record in Official Record 25297-A-01, Recorder's Office, Franklin County, Ohio which was based on a survey by Carl E. Turner, Jr., Registered Surveyor No. 6702.

Roland L. Edwards

Roland L. Edwards
Registered Surveyor No. 4224

Subject to all conditions, restrictions and easements, if any, of record contained in all former conveyances of record for said premises.

LaQuinta Inn Conversion
BY WYNDHAM
4197 MARLANE DR.
GROVE CITY, OH

BRAND PROJECT #60041



2 3D View Proposed Front



1 3D View Proposed Rear

STATE OF OHIO
1-26-26
GREGORY MAYO
2520011
REGISTERED ARCHITECT

LaQuinta Inn Conversion
BY WYNDHAM
4197 MARLANE DR.
GROVE CITY, OH

Mayo Architecture
1015 Shillingshire Dr., Hendersonville, TN 37075
Telephone: 615-852-5504 - info@mayoarchitecture.com

REVISIONS

No.	Description	Date

SHEET TITLE
COVER

SHEET NUMBER
A000

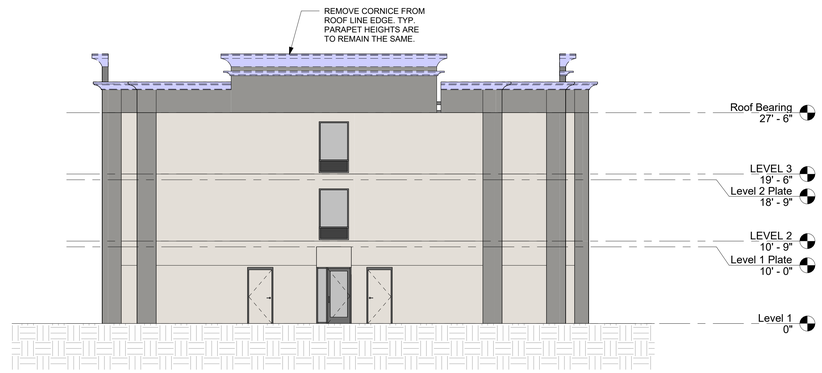
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JOB NUMBER: 251001
DATE: 1-26-26



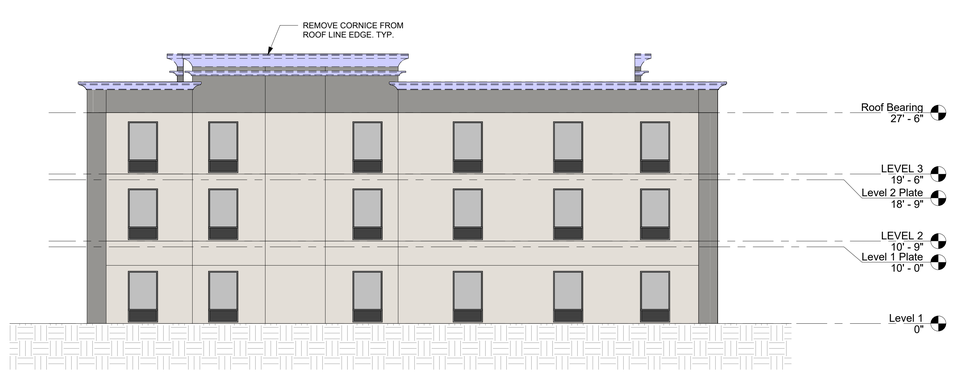
1 FRONT ELEVATION-DEMO
1/8" = 1'-0"



2 REAR ELEVATION-DEMO
1/8" = 1'-0"



3 LEFT ELEVATION-DEMO
1/8" = 1'-0"



4 RIGHT ELEVATION-DEMO
1/8" = 1'-0"

STATE OF OHIO
1-26-26
GREGORY MAYO
2520011
REGISTERED ARCHITECT

LaQuinta Inn Conversion BY WYNDHAM

4197 MARLANE DR.
GROVE CITY, OH

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1015 Shiringhrie Dr. Hendersonville, TN 37075
Telephone: 615-852-5504 · info@mayoarchitecture.com

REVISIONS

No.	Description	Date

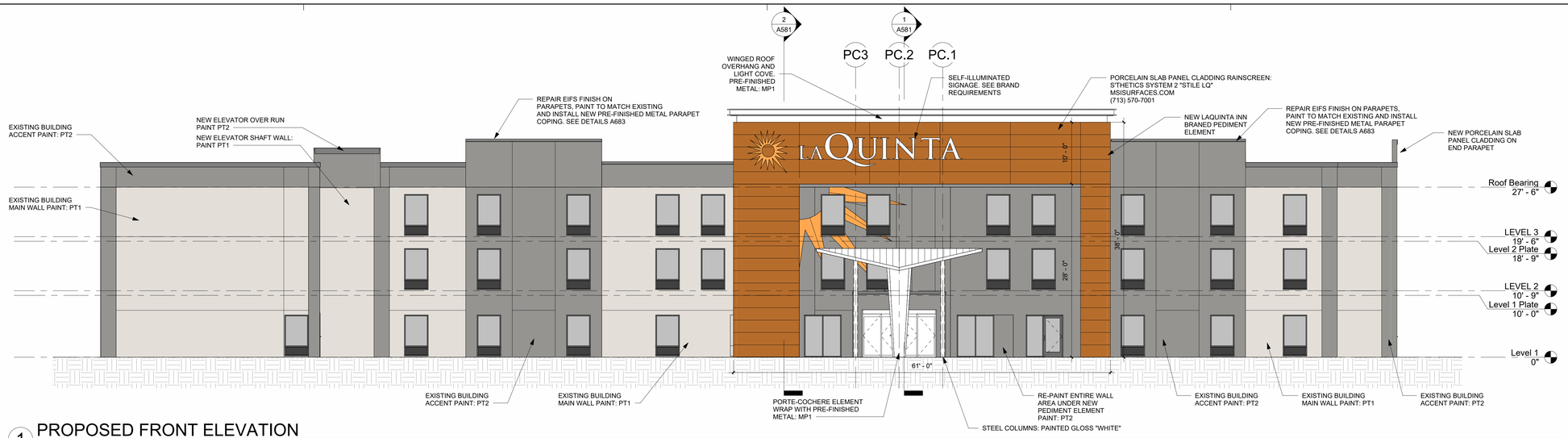
SHEET TITLE

EXTERIOR ELEVATIONS-DEMO

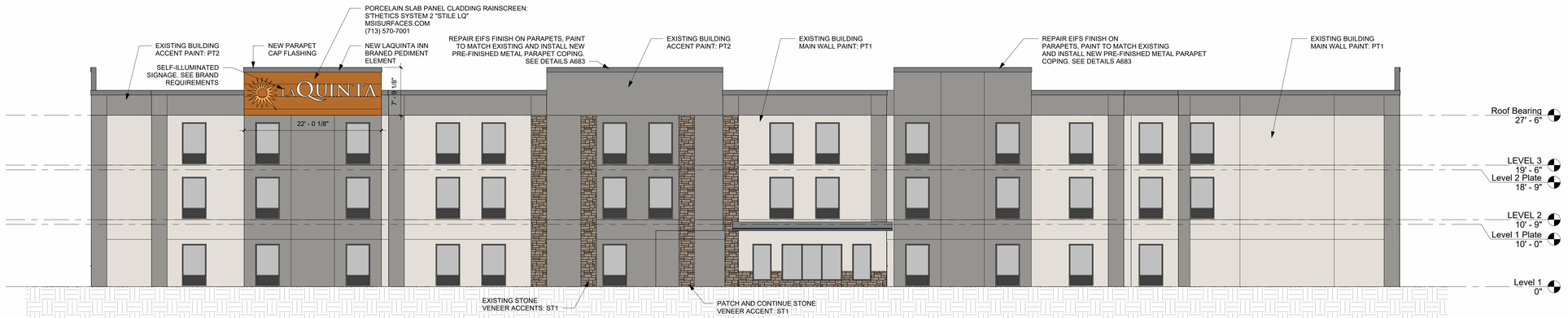
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D401

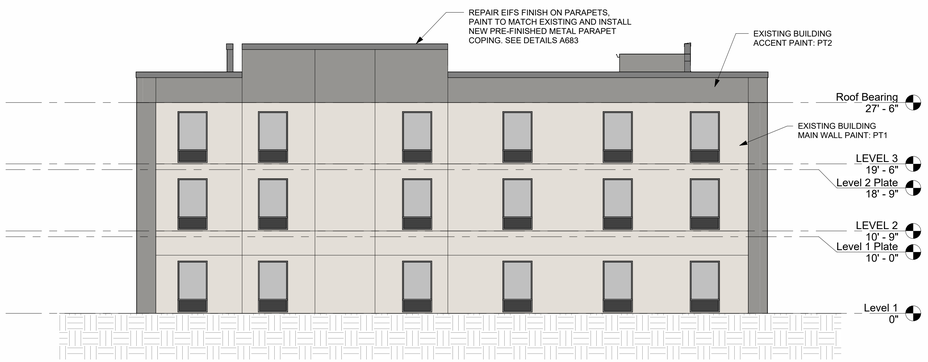
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JOB NUMBER:	251001
DATE:	1-26-26



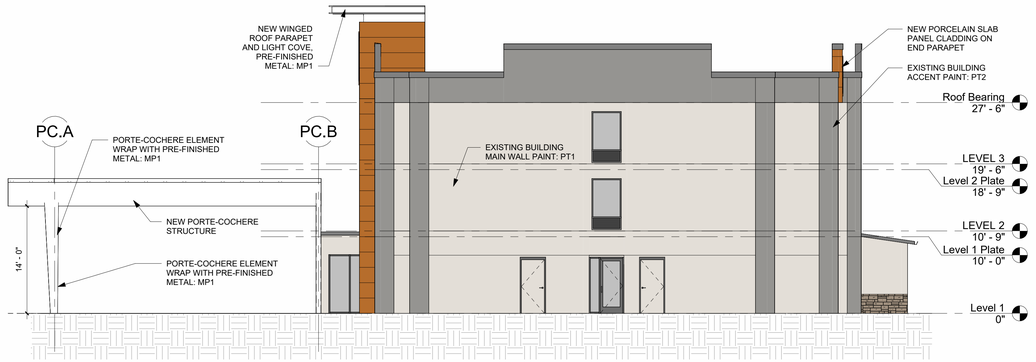
1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
1/8" = 1'-0"



3 PROPOSED LEFT ELEVATION
1/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR COLOR FINISHES

PAINT PT1: SHERWIN WILLIAMS SW 7028 INCREDIBLE WHITE	STONE ST1: PROVIA "COUNTRY LEDGESTONE"	METAL PANEL MP1: KYNAR FINISH "STONE WHITE"
PAINT PT2: SHERWIN WILLIAMS SW 7669 SUMMIT GRAY	LARGE FORMAT TILE: MSI SURFACES "STYLE LQ"	

SHEET NOTES

1. CONTRACTOR SHALL PROVIDE SUPPORT STRUCTURE, 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGN AND CONNECT ELECTRICAL CIRCUITS FOR OWNER FURNISHED AND INSTALLED FACADE-MOUNTED SIGNS. NO EXPOSED ELECTRICAL CONDUIT OR BOXES ALLOWED.
2. ALL EXTERIOR CLADDING MATERIALS ARE TO HAVE AN AIR SPACE OR DRAINAGE PLANE BETWEEN THE CLADDING MATERIAL AND THE SUBSTRATE FOAM AND/OR SHEATHING. ANY REQUIRED SETTING MATERIALS, MESH OR ADDITIONAL SUBSTRATES REQUIRED TO ACHIEVE DRAINAGE PLANE ARE TO BE PROVIDED AND INSTALLED PER CLADDING MANUFACTURERS RECOMMENDATIONS AND MANUFACTURERS STANDARD DETAILS. NOT ALL INSTALLATION DETAILS ARE PROVIDED IN THIS PLAN SET.
3. PROVIDE 3/8" WIDE TRANSITION GAP BETWEEN DIFFERENT EXTERIOR CLADDING MATERIALS. GAP IS TO BE PROVIDED BETWEEN IN-PLANE TRANSITIONS, INTERIOR CORNER TRANSITIONS AND EXTERIOR CORNER TRANSITIONS. GAP IS TO BE SEALED WITH BACKER ROD AND SEALANT MATCHING COLOR OF ADJACENT WALL FINISH MATERIAL. COORDINATE TRANSITION GAP SEALANT COLOR WITH ARCHITECT.
4. SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH SEALANT MATCHING COLOR OF ADJACENT WALL FINISH MATERIAL.
3. SEAL DOOR AND WINDOW FRAMES WITH SEALANT MATCHING COLOR OF FRAME.
4. FIELD PAINT THE FOLLOWING:
   A. HOLLOW METAL DOORS AND FRAMES
   B. GAS PIPES AND SPRINKLER TEST DRAINS (ON ROOF ALSO)
   C. AIR INTAKE AND EXHAUST GRILLES

STATE OF OHIO
1-26-26
GREGORY MAYO
2520011
REGISTERED ARCHITECT

LaQuinta Inn Conversion BY WYNDHAM

4197 MARLANE DR.
GROVE CITY, OH

Mayo Architecture
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Telephone: 615-852-5504 · info@mayoarchitecture.com

REVISIONS

No.	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A401

SCALE:	As indicated
JOB NUMBER:	251001
DATE:	1-26-26

Storm Water Management Report

For

LA QUINTA HOTEL

4197 Marlane Drive,
Grove City, Ohio 43123

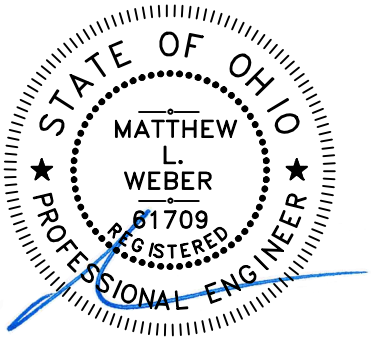
Prepared For

Grose & Manz Builders
3517 Foster Road,
Convoy, Ohio 45832

Design Engineer

WEBER ENGINEERING SERVICES

2555 Hartville Road, Suite B
Rootstown, OH 44272
Phone: 330-329-2037
www.weberengineeringservices.com



WES Job No.: 2025-190 **Date: 03-26-2026**

PROJECT DESCRIPTION AND DESIGN CRITERIA

The project has been based on the City of Grove City design requirements for stormwater management, whereas the Critical Storm method of analysis was utilized in determining the required runoff retention rate. Post-developed outflows up to and including the Critical Storm shall be detained to the pre-developed runoff rate for the 1-year storm event. Post-developed runoff will be managed via an on-site underground stormwater management system. This system will discharge to the existing storm sewer within an existing sewer easement on the parcel to the north.

This site area drains to the City of Grove City MS4 which ultimately is a tributary to Republican Run. Runoff from this system has been designed to meet the water quality and water quantity release rates.

The pre-developed area is shown below:

-The pre-developed site drainage area subcatchment "1S" is 0.62 Acres (CN = 83 & Tc = 14.2 min.)

The post-developed areas are shown below:

-The post developed site drainage area subcatchment "2S" is 0.62 Acres (CN = 97 & Tc = 10 min.)

STORM ROUTING

HydroCAD Stormwater Modeling was used to perform the storm routing calculations.

STORM WATER QUALITY

Water Quality (WQ) will be addressed by means of an underground StormTech DC-780 Isolator Plus rows in addition to an outlet structure fitted with the appropriate WQ orifice. Water Quality is provided via a 1.0" orifice for the underground system. Calculations have been designed to adhere to the Ohio EPA General Permit No. OHC000006 effective April 23, 2023.

STORM ROUTING THROUGH THE UNDERGROUND STORM WATER MANAGEMENT SYSTEM (1P)

The following table is a summary of the storm routing for the proposed site's system.

Storm Event	Pre-Developed Runoff from Site (1S) c.f.s.	Allowable Outflow from Site c.f.s.	Post-Developed Runoff to System (2S) c.f.s.	Post-Developed Outflow from Basin (1P) c.f.s.	Peak Elevation	Peak Storage, c.f.
1	0.68	**0.68**	1.63	**0.09**	774.66	2,764
2	0.95	**0.68**	1.98	**0.24**	774.83	3,113
5	1.36	**0.68**	2.47	**0.40**	775.15	3,749
10	1.70	**0.68**	2.87	**0.51**	775.47	4,307
25	2.19	**0.68**	3.42	**0.64**	775.95	5,094
50	2.61	**2.61**	3.88	**0.88**	776.49	5,711
100	3.06	**3.06**	4.37	**2.46**	776.67	5,913

The following table summarizes the new storm water management system design information.

Underground Storm Water Management System

100-year high water elevation	776.67
Top of DC-780 System Stone	776.75
Inv. of DC-780 Chambers	773.75
Bottom of DC-780 System Stone	773.00
Inv. 1.0" SWM Water Quality Orifice	773.00
Water Quality Elevation	774.38
Inv. 4.5" SWM Primary Orifice	774.50
Weir Elevation	776.45
Inv. Outlet Storm Sewer (12")	773.00

CRITICAL STORM CALCULATIONS

FOR

LA QUINTA HOTEL

Volume of Runoff from 1 Year – 24 hr Storm

Pre-Developed = 1,879 CF

Post-Developed = 4,204 CF

$$\frac{\text{Post-Developed Total} - \text{Pre-Developed Total}}{\text{Pre-Developed Total}} \times 100 =$$

$$\frac{4{,}204 - 1{,}879}{1{,}879} \times 100\% = 123.74\%$$

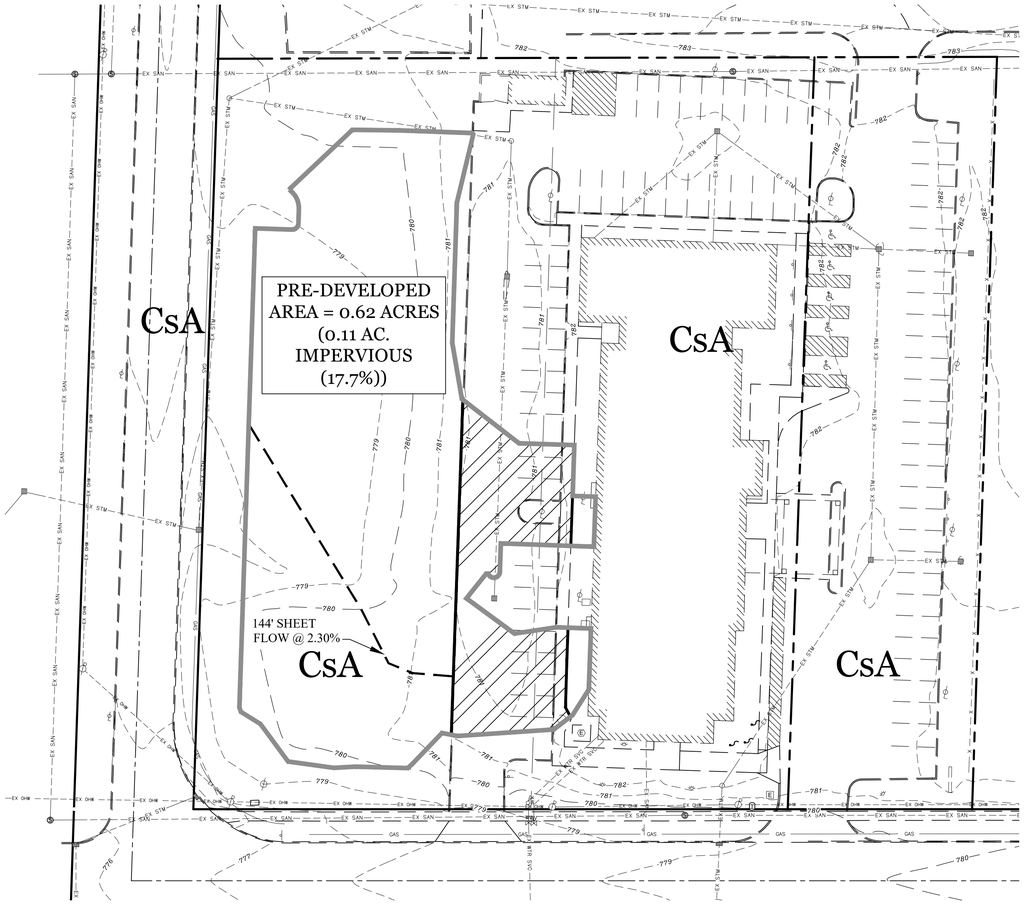
The **Critical Storm Event** for Discharge Limitation for an increase in volume less than 100% and 250% is the **25-Year Storm.**

DRAINAGE MAPS

SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

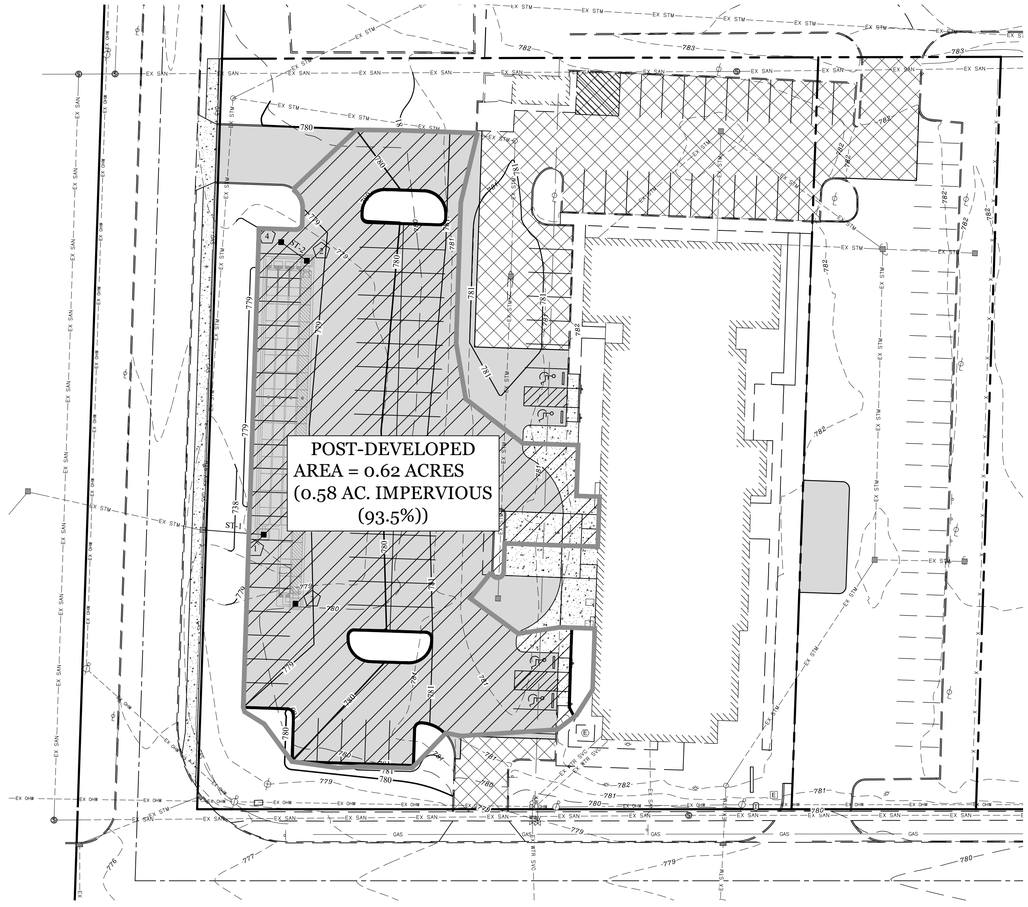
ELEVATION = 782.26



PRE-DEVELOPED DRAINAGE MAP & SOILS MAP

PRE-DEVELOPED: AREA = 0.62 AC., CN = 83, TC = 14.2 MIN.

CsA - Crosby-Urban land complex, 0 to 2 percent slopes



POST DEVELOPED DRAINAGE MAP

POST-DEVELOPED: AREA = 0.62 AC., CN = 97, TC = 10 MIN.

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WEBER ENGINEERING SERVICES

Where Strong Relationships & Superior Service Guide Your Project

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Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW L. WEBER
61709
REGISTERED
PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

GROSE & MANZ BUILDERS
BRAD GROSE
(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:

BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

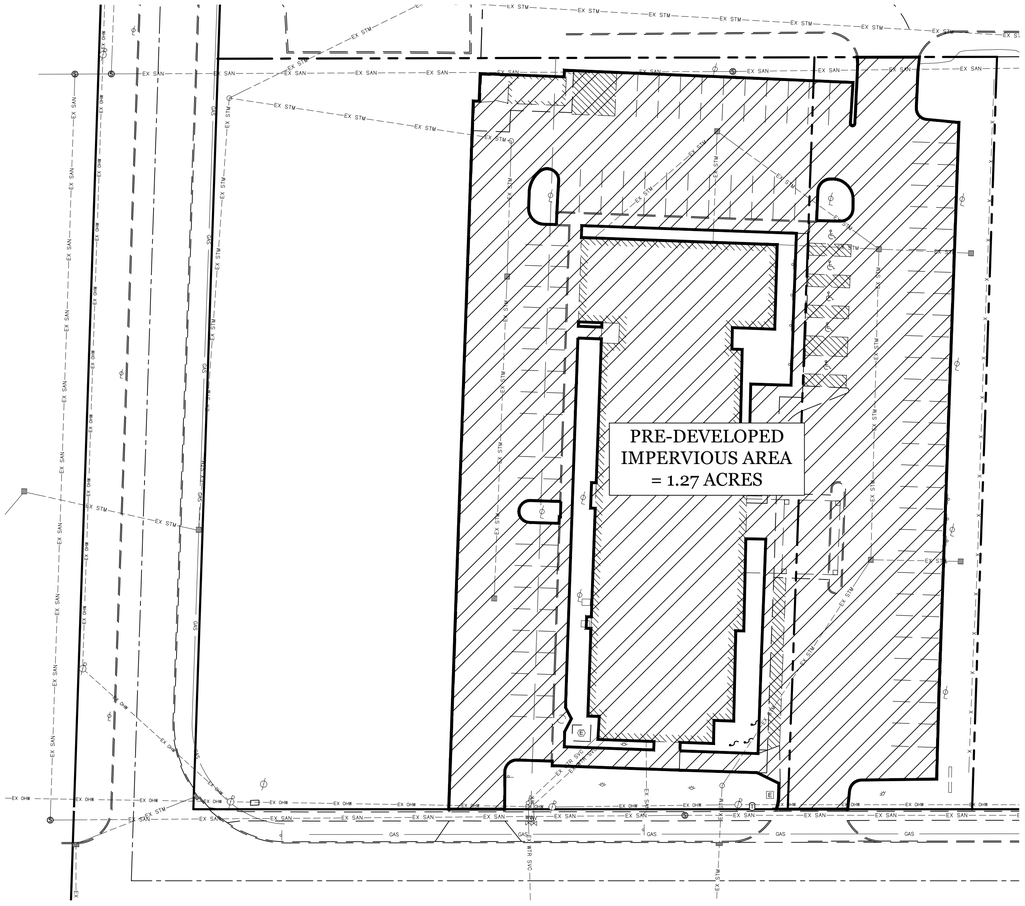
Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SWP3 DETAILS

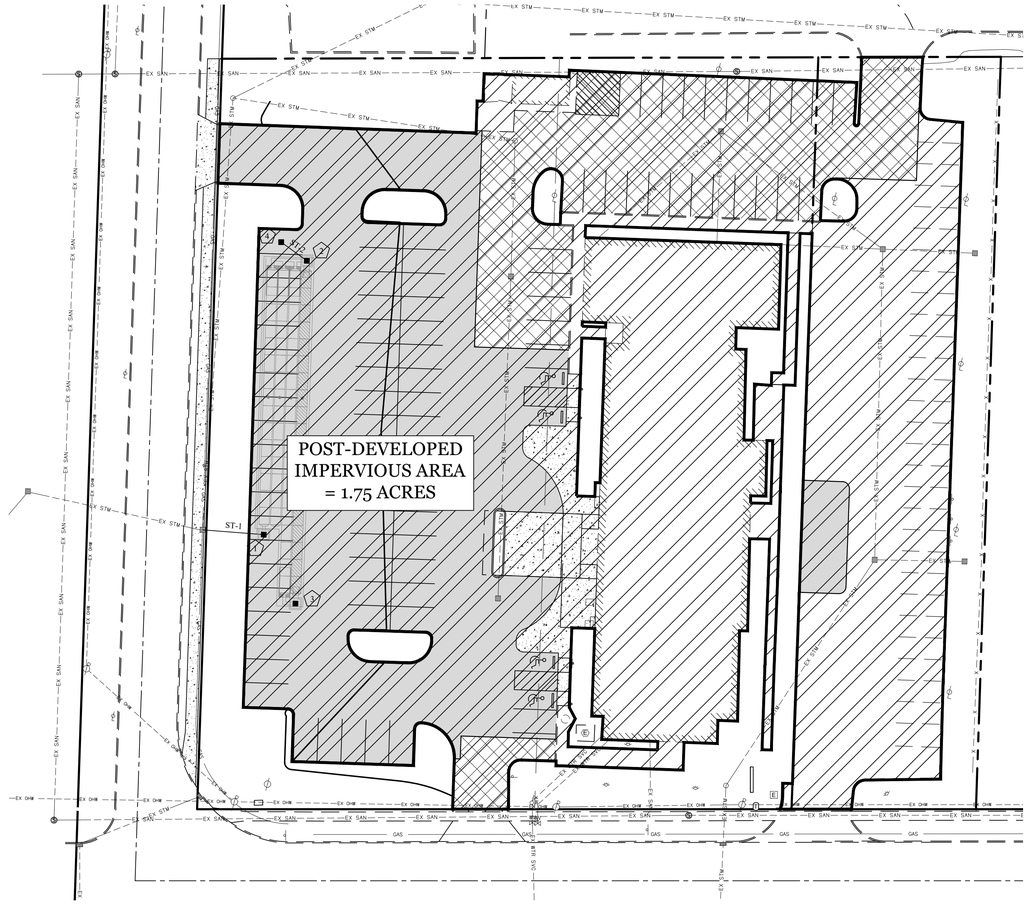
C107
Project No. 2025-190

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SITE BENCH MARK
BENCH MARK #1 TOP OF HYDRANT
ELEVATION = 782.26



PRE-DEVELOPED IMPERVIOUS AREA MAP



POST DEVELOPED IMPERVIOUS AREA MAP

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF OHIO
MATTHEW L WEBER
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Reg. No.: 61709

CLIENT:

GROSE & MANZ BUILDERS
BRAD GROSE
(419) 357-9579
3517 FOSTER ROAD
CONVOY, OHIO 45832

OWNER:

BLISSFUL CORP.
970 S. JEFFERSON AVE
COOKEVILLE, TN 38501

LA QUINTA HOTEL
FINAL DEVELOPMENT PLAN
4197 MARLANE DRIVE, GROVE CITY, OHIO

Issue Date
02-25-2025
03-03-2026
03-12-2026
03-26-2026

SWP3 DETAILS

C107A
Project No. 2025-190

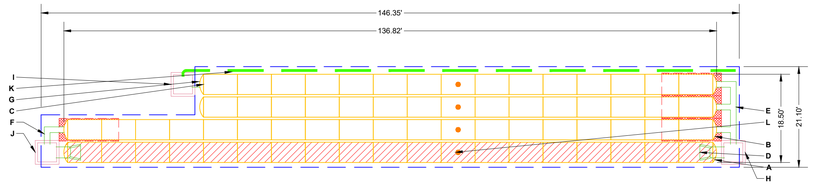
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STORMTECH DC-780 DETAILS

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
68	STORMTECH DC-780 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	788.25
8	STORMTECH DC-780 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	778.25
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	777.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	777.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	777.75
6044	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	776.75
		TOP OF DC-780 CHAMBER:	776.25
		12" x 12" TOP MANIFOLD INVERT:	774.75
		12" BOTTOM CONNECTION INVERT:	773.85
2762	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	773.76
334.9	SYSTEM PERIMETER (ft)	BOTTOM OF DC-780 CHAMBER:	773.75
		UNDERDRAIN INVERT:	773.00
		BOTTOM OF STONE:	773.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP. PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	12" TOP PRE-CORED END CAP. PART#: SC740EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS		
PRE-CORED END CAP	C	12" BOTTOM PRE-CORED END CAP. PART#: SC740EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
MANIFOLD	F	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
PIPE CONNECTION	G	12" BOTTOM CONNECTION	1.20"	
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.7 CFS IN
CONCRETE STRUCTURE	I	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
CONCRETE STRUCTURE	J	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN
UNDERDRAIN	K	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	L	6" SEE DETAIL (TYP 4 PLACES)		

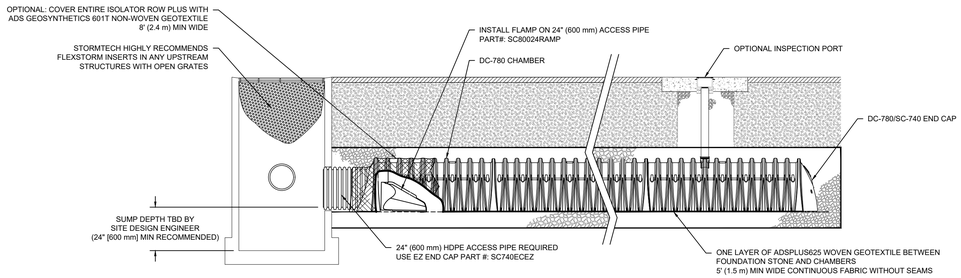


ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

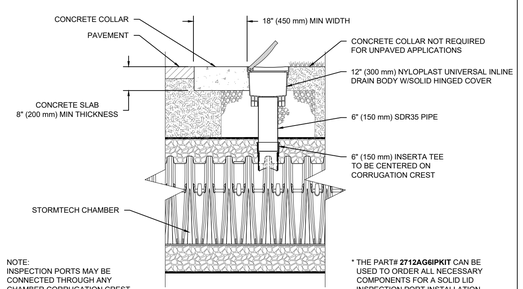
BED LIMITS

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.



DC-780 ISOLATOR ROW PLUS DETAIL
NTS

3 DC-780 ISOLATOR ROW PLUS DETAIL



6" (150 mm) PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

4 DC-780 6" INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. 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. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

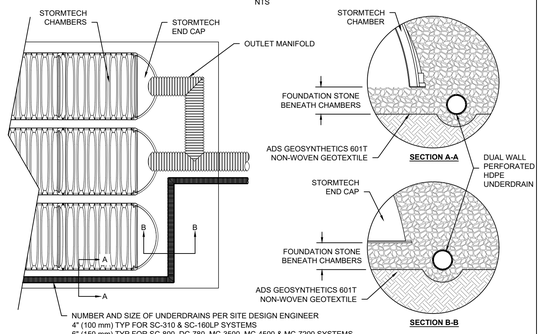
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. 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.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

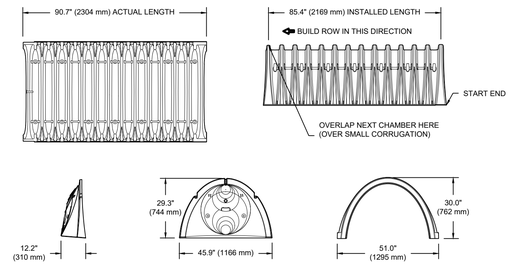
UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

DC-780 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

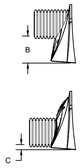
SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.20 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	45.9" X 29.3" X 9.6"	(1166 mm X 744 mm X 244 mm)
END CAP STORAGE	2.6 CUBIC FEET	(0.07 m³)
MINIMUM INSTALLED STORAGE**	14.4 CUBIC FEET	(0.40 m³)
WEIGHT	11.7 lbs.	(5.3 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PART #	STUB	B	C
SC740EPE06TPC	6" (150 mm)	18.5" (470 mm)	---
SC740EPE06BPC		---	0.5" (13 mm)
SC740EPE08TPC	8" (200 mm)	16.5" (419 mm)	---
SC740EPE08BPC		---	0.6" (15 mm)
SC740EPE10TPC	10" (250 mm)	14.5" (368 mm)	---
SC740EPE10BPC		---	0.7" (18 mm)
SC740EPE12TPC	12" (300 mm)	12.5" (318 mm)	---
SC740EPE12BPC		---	1.2" (30 mm)
SC740EPE15TPC	15" (375 mm)	9.0" (229 mm)	---
SC740EPE15BPC		---	1.3" (33 mm)
SC740EPE18TPC	18" (450 mm)	5.0" (127 mm)	---
SC740EPE18BPC		---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	---	0.1" (3 mm)



ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

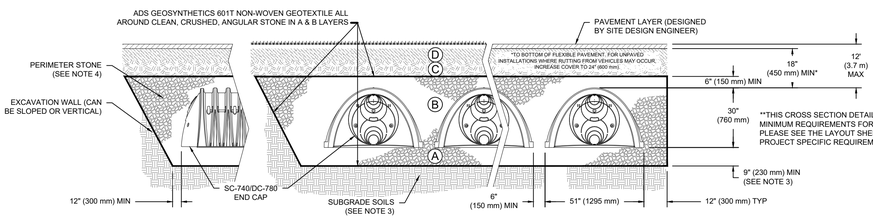
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 DC-780 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 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 PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	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" (450 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, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	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. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 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[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	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[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

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 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES 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 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. 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.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. 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 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. 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.

1 DC-780 CROSS SECTION DETAIL

DATE: 03/25/2026
DRAWN: BN
CHECKED: N/A
PROJECT #:
REV:
NOT TO SCALE

LA QUINTA HOTEL
GROVE CITY, OH, USA

StormTech® Chamber System
WWW.ADSPIPE.COM

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR"). IT SHALL BE REVIEWED BY THE EOR 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. SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. NOR SHALL ADS OR STORMTECH BE RESPONSIBLE FOR ANY OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR

SHEET
1 OF 1

WATER QUALITY CALCULATIONS

Project and Watershed Information; WQv Calculation

version 3.2 2020-07-07

Project Details

Project Name:	La Quinta Hotel
Project Location:	4197 Marlane Drive
	Grove City, Ohio 43123
Project Latitude:	39.876233
Project Longitude:	-83.053973
NPDES Permit Applicant:	
Submitted by:	MLW
Date:	3/25/2026

Subwatershed Details

Subwatershed ID/Label: Underground Detention Basin

Subwatershed Drainage Area, A_{total} =	**0.62**	**acres**	**=**	**27,007**	**ft^2**
Subwatershed Impervious Area, A_{imp} =	**0.58**	**acres**	**=**	**25,265**	**ft^2**
Imperviousness fraction, i =	**0.94**		**=**	**94**	**%**
Volumetric Runoff Coefficient, Rv =	**0.89**				
Water Quality Volume, WQv =	**1,807**	**ft^3**	**=**	**0.041**	**ac-ft**

Underground Extended Detention Basin WQv Compliance Tool

version 3.2 2020-07-07

Project Summary

Project Name:	La Quinta Hotel
Subwatershed ID/Label:	Underground Detention Basin
Submitted by:	MLW
Date:	3/25/2026

Subwatershed Drainage Area, A_{total} =	0.62	acres	=	27,007	ft2
Subwatershed Impervious Area, A_{imp} =	0.58	acres	=	25,265	ft2
Imperviousness fraction, i =	0.94			94	%
Water Quality Volume, WQv =	1,807	ft^3	=	0.04	ac-ft

Step 1 - Soil Suitability

Soil Series: Crosby-Urban HSG: D

Step 2 - Underground ED Basin Volume Requirements

Extended Detention Volume, EDv =	1807	ft^3	Target Value = 1,807 cf. + 361 cf. = 2,168 cf.
Minimum Sediment Storage Volume, $V_{sediment}$ =	361	ft^3	The first 1/2 of the WQv or extended detention volume (EDv) must not discharge in less than 1/3 of the minimum required drain time (24 hrs).

Target value at 8 hrs = 904 cf. + 361 cf.
= 1,265 cf.

Stage-Area-Storage for Pond 1P: Underground System

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
773.00	0	773.52	570	774.04	1,455
773.01	11	773.53	581	774.05	1,477
773.02	22	773.54	592	774.06	1,498
773.03	33	773.55	603	774.07	1,520
773.04	44	773.56	614	774.08	1,541
773.05	55	773.57	625	774.09	1,563
773.06	66	773.58	636	774.10	1,584
773.07	77	773.59	647	774.11	1,606
773.08	88	773.60	658	774.12	1,627
773.09	99	773.61	669	774.13	1,649
773.10	110	773.62	680	774.14	1,670
773.11	121	773.63	691	774.15	1,692
773.12	132	773.64	702	774.16	1,713
773.13	143	773.65	713	774.17	1,735
773.14	154	773.66	724	774.18	1,756
773.15	165	773.67	735	774.19	1,777
773.16	176	773.68	746	774.20	1,799
773.17	186	773.69	757	774.21	1,820
773.18	197	773.70	768	774.22	1,841
773.19	208	773.71	779	774.23	1,863
773.20	219	773.72	790	774.24	1,884
773.21	230	773.73	801	774.25	1,905
773.22	241	773.74	812	774.26	1,927
773.23	252	773.75	823	774.27	1,948
773.24	263	773.76	845	774.28	1,969
773.25	274	773.77	867	774.29	1,990
773.26	285	773.78	889	774.30	2,011
773.27	296	773.79	910	774.31	2,033
773.28	307	773.80	932	774.32	2,054
773.29	318	773.81	954	774.33	2,075
773.30	329	773.82	976	774.34	2,096
773.31	340	773.83	998	774.35	2,117
773.32	351	773.84	1,020	774.36	2,138
773.33	362	773.85	1,042	774.37	2,159
773.34	373	773.86	1,064	774.38	2,180
773.35	384	773.87	1,086	774.39	2,201
773.36	395	773.88	1,107	774.40	2,222
773.37	406	773.89	1,129	774.41	2,243
773.38	417	773.90	1,151	774.42	2,264
773.39	428	773.91	1,173	774.43	2,285
773.40	439	773.92	1,195	774.44	2,306
773.41	450	773.93	1,217	774.45	2,327
773.42	461	773.94	1,238	774.46	2,348
773.43	472	773.95	1,260	774.47	2,369
773.44	483	773.96	1,282	774.48	2,390
773.45	494	773.97	1,304	774.49	2,410
773.46	505	773.98	1,325	774.50	2,431
773.47	516	773.99	1,347	774.51	2,452
773.48	527	774.00	1,369	774.52	2,473
773.49	538	774.01	1,390	774.53	2,493
773.50	548	774.02	1,412	774.54	2,514
773.51	559	774.03	1,434	774.55	2,535

2,431 cf. (includes sediment storage) > 2,168 cf. Set Primary Orifice @ 774.50.

Stage-Area-Storage for Pond 1P: Underground System (continued)

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
774.56	2,555	775.08	3,594	775.60	4,538
774.57	2,576	775.09	3,613	775.61	4,555
774.58	2,597	775.10	3,632	775.62	4,572
774.59	2,617	775.11	3,652	775.63	4,589
774.60	2,638	775.12	3,671	775.64	4,605
774.61	2,658	775.13	3,690	775.65	4,622
774.62	2,679	775.14	3,709	775.66	4,639
774.63	2,699	775.15	3,728	775.67	4,655
774.64	2,720	775.16	3,747	775.68	4,672
774.65	2,740	775.17	3,765	775.69	4,688
774.66	2,761	775.18	3,784	775.70	4,704
774.67	2,781	775.19	3,803	775.71	4,721
774.68	2,801	775.20	3,822	775.72	4,737
774.69	2,822	775.21	3,841	775.73	4,753
774.70	2,842	775.22	3,859	775.74	4,769
774.71	2,862	775.23	3,878	775.75	4,785
774.72	2,883	775.24	3,897	775.76	4,801
774.73	2,903	775.25	3,915	775.77	4,817
774.74	2,923	775.26	3,934	775.78	4,833
774.75	2,943	775.27	3,952	775.79	4,848
774.76	2,963	775.28	3,971	775.80	4,864
774.77	2,984	775.29	3,989	775.81	4,880
774.78	3,004	775.30	4,008	775.82	4,895
774.79	3,024	775.31	4,026	775.83	4,910
774.80	3,044	775.32	4,045	775.84	4,926
774.81	3,064	775.33	4,063	775.85	4,941
774.82	3,084	775.34	4,081	775.86	4,956
774.83	3,104	775.35	4,099	775.87	4,971
774.84	3,124	775.36	4,117	775.88	4,986
774.85	3,144	775.37	4,136	775.89	5,001
774.86	3,164	775.38	4,154	775.90	5,015
774.87	3,184	775.39	4,172	775.91	5,030
774.88	3,203	775.40	4,190	775.92	5,044
774.89	3,223	775.41	4,207	775.93	5,059
774.90	3,243	775.42	4,225	775.94	5,073
774.91	3,263	775.43	4,243	775.95	5,087
774.92	3,283	775.44	4,261	775.96	5,101
774.93	3,302	775.45	4,279	775.97	5,114
774.94	3,322	775.46	4,296	775.98	5,128
774.95	3,342	775.47	4,314	775.99	5,141
774.96	3,361	775.48	4,332	776.00	5,155
774.97	3,381	775.49	4,349	776.01	5,168
774.98	3,400	775.50	4,367	776.02	5,181
774.99	3,420	775.51	4,384	776.03	5,194
775.00	3,439	775.52	4,401	776.04	5,206
775.01	3,459	775.53	4,419	776.05	5,219
775.02	3,478	775.54	4,436	776.06	5,231
775.03	3,498	775.55	4,453	776.07	5,244
775.04	3,517	775.56	4,470	776.08	5,256
775.05	3,536	775.57	4,487	776.09	5,268
775.06	3,556	775.58	4,504	776.10	5,280
775.07	3,575	775.59	4,521	776.11	5,292

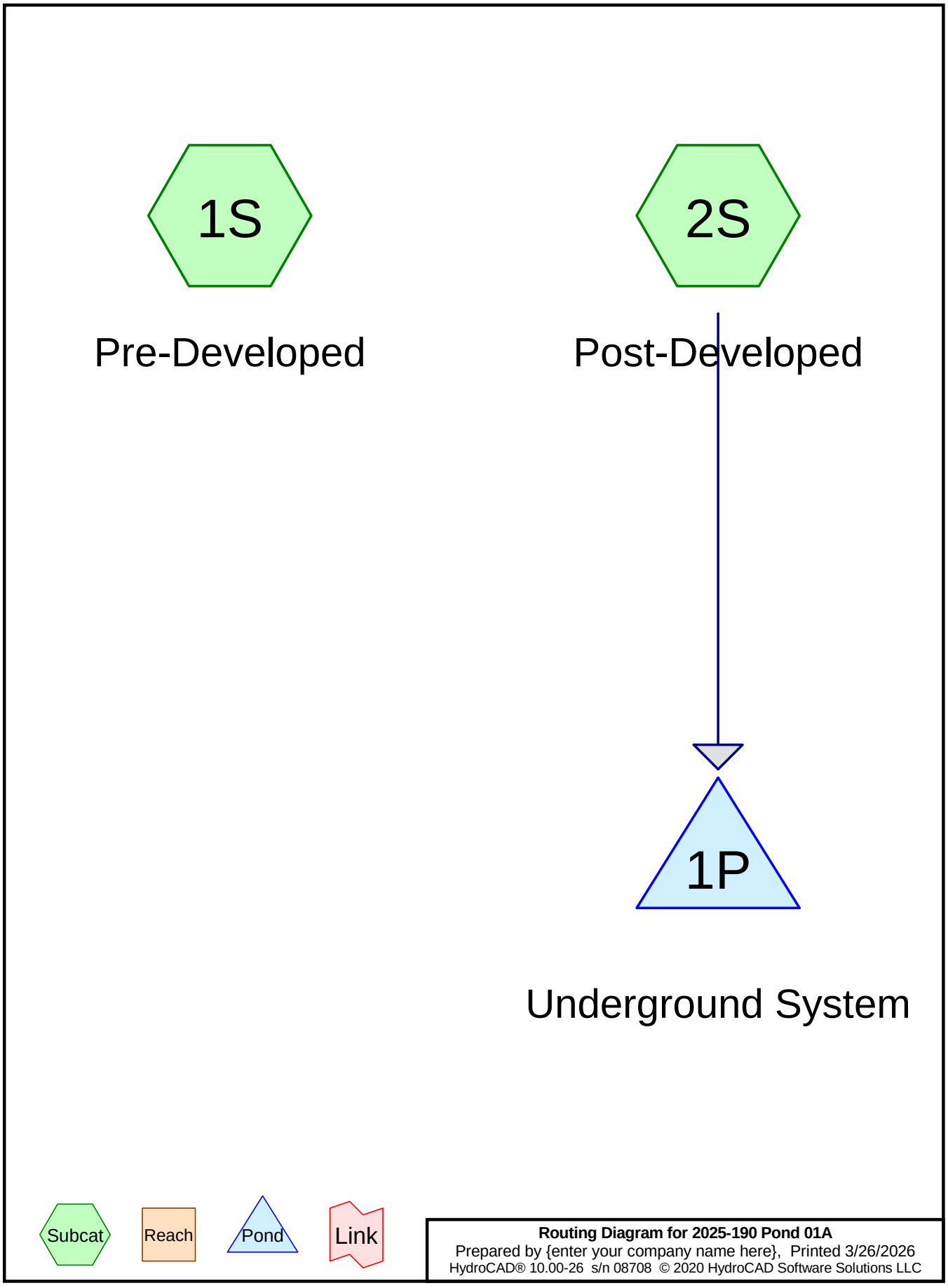
Stage-Area-Storage for Pond 1P: Underground System (continued)

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
776.12	5,304	776.64	5,880	777.16	6,000
776.13	5,315	776.65	5,891	777.17	6,000
776.14	5,327	776.66	5,901	777.18	6,000
776.15	5,339	776.67	5,912	777.19	6,000
776.16	5,350	776.68	5,923	777.20	6,000
776.17	5,362	776.69	5,934	777.21	6,000
776.18	5,373	776.70	5,945	777.22	6,000
776.19	5,385	776.71	5,956	777.23	6,000
776.20	5,396	776.72	5,967	777.24	6,000
776.21	5,407	776.73	5,978	777.25	6,000
776.22	5,418	776.74	5,989	777.26	6,000
776.23	5,430	776.75	**6,000**	777.27	6,000
776.24	5,441	776.76	6,000	777.28	6,000
776.25	5,452	776.77	6,000	777.29	6,000
776.26	5,463	776.78	6,000	777.30	6,000
776.27	5,474	776.79	6,000	777.31	6,000
776.28	5,485	776.80	6,000	777.32	6,000
776.29	5,496	776.81	6,000	777.33	6,000
776.30	5,507	776.82	6,000	777.34	6,000
776.31	5,518	776.83	6,000	777.35	6,000
776.32	5,529	776.84	6,000	777.36	6,000
776.33	5,539	776.85	6,000	777.37	6,000
776.34	5,550	776.86	6,000	777.38	6,000
776.35	5,561	776.87	6,000	777.39	6,000
776.36	5,572	776.88	6,000	777.40	6,000
776.37	5,583	776.89	6,000	777.41	6,000
776.38	5,594	776.90	6,000	777.42	6,000
776.39	5,605	776.91	6,000	777.43	6,000
776.40	5,616	776.92	6,000	777.44	6,000
776.41	5,627	776.93	6,000	777.45	6,000
776.42	5,638	776.94	6,000	777.46	6,000
776.43	5,649	776.95	6,000	777.47	6,000
776.44	5,660	776.96	6,000	777.48	6,000
776.45	5,671	776.97	6,000	777.49	6,000
776.46	5,682	776.98	6,000	777.50	6,000
776.47	5,693	776.99	6,000	777.51	6,000
776.48	5,704	777.00	6,000	777.52	6,000
776.49	5,715	777.01	6,000	777.53	6,000
776.50	5,726	777.02	6,000	777.54	6,000
776.51	5,737	777.03	6,000	777.55	6,000
776.52	5,748	777.04	6,000	777.56	6,000
776.53	5,759	777.05	6,000	777.57	6,000
776.54	5,770	777.06	6,000	777.58	6,000
776.55	5,781	777.07	6,000	777.59	6,000
776.56	5,792	777.08	6,000	777.60	6,000
776.57	5,803	777.09	6,000	777.61	6,000
776.58	5,814	777.10	6,000	777.62	6,000
776.59	5,825	777.11	6,000	777.63	6,000
776.60	5,836	777.12	6,000	777.64	6,000
776.61	5,847	777.13	6,000	777.65	6,000
776.62	5,858	777.14	6,000	777.66	6,000
776.63	5,869	777.15	6,000	777.67	6,000

Stage-Area-Storage for Pond 1P: Underground System (continued)

Elevation (feet)	Storage (cubic-feet)
777.68	6,000
777.69	6,000
777.70	6,000
777.71	6,000
777.72	6,000
777.73	6,000
777.74	6,000
777.75	6,000
777.76	6,000
777.77	6,000
777.78	6,000
777.79	6,000
777.80	6,000
777.81	6,000
777.82	6,000
777.83	6,000
777.84	6,000
777.85	6,000
777.86	6,000
777.87	6,000
777.88	6,000
777.89	6,000
777.90	6,000
777.91	6,000
777.92	6,000
777.93	6,000
777.94	6,000
777.95	6,000
777.96	6,000
777.97	6,000
777.98	6,000
777.99	6,000
778.00	6,000

STORM ROUTING


1S
2S
Pre-Developed
Post-Developed
1P
Underground System
Subcat
Reach
Pond
Link
Routing Diagram for 2025-190 Pond 01A
Prepared by {enter your company name here}, Printed 3/26/2026
HydroCAD® 10.00-26 s/n 08708 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
23,958	80	>75% Grass cover, Good, HSG D (1S, 2S)
30,056	98	Paved parking, HSG D (1S, 2S)
54,014	**90**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
54,014	HSG D	1S, 2S
0	Other	
54,014		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	0	0	23,958	0	23,958	>75% Grass cover, Good	
0	0	0	30,056	0	30,056	Paved parking	
0	**0**	**0**	**54,014**	**0**	**54,014**	**TOTAL AREA**	

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=0.84"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=0.68 cfs 1,879 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=1.87"
Tc=10.0 min CN=97 Runoff=1.63 cfs 4,204 cf

Pond 1P: Underground System Peak Elev=774.66' Storage=2,764 cf Inflow=1.63 cfs 4,204 cf
Outflow=0.09 cfs 3,615 cf

Total Runoff Area = 54,014 sf Runoff Volume = 6,083 cf Average Runoff Depth = 1.35"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

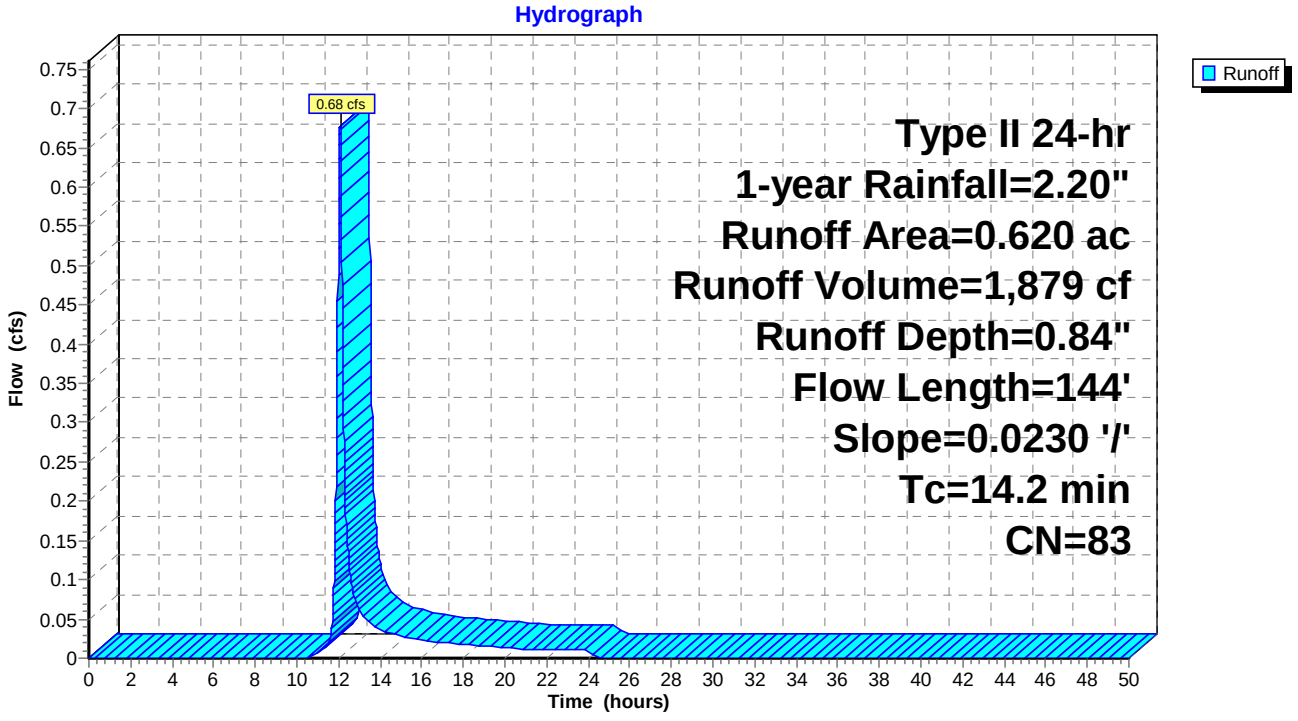
Runoff = 0.68 cfs @ 12.07 hrs, Volume= 1,879 cf, Depth= 0.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-year Rainfall=2.20"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

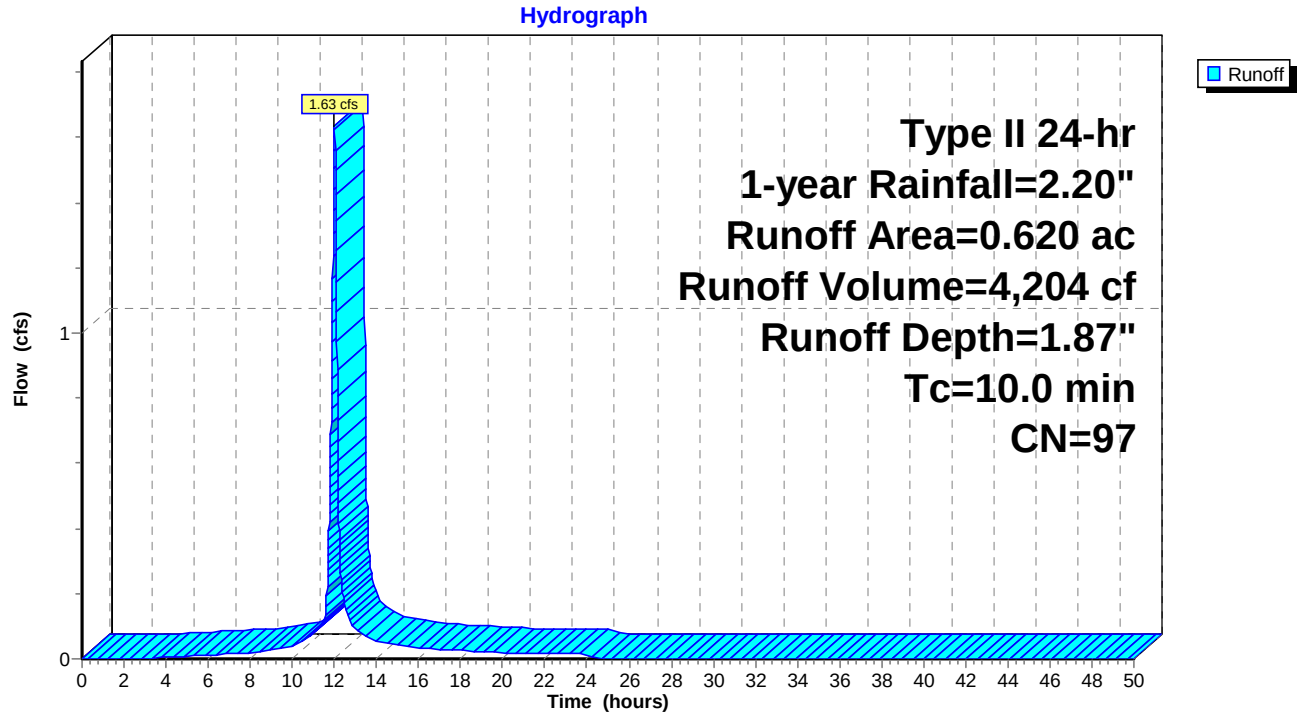
Runoff = 1.63 cfs @ 12.01 hrs, Volume= 4,204 cf, Depth= 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-year Rainfall=2.20"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 1.87" for 1-year event
Inflow = 1.63 cfs @ 12.01 hrs, Volume= 4,204 cf
Outflow = 0.09 cfs @ 13.01 hrs, Volume= 3,615 cf, Atten= 94%, Lag= 60.1 min
Primary = 0.09 cfs @ 13.01 hrs, Volume= 3,615 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 774.66' @ 13.01 hrs Surf.Area= 2,742 sf Storage= 2,764 cf

Plug-Flow detention time= 809.8 min calculated for 3,615 cf (86% of inflow)
Center-of-Mass det. time= 744.9 min (1,521.4 - 776.5)

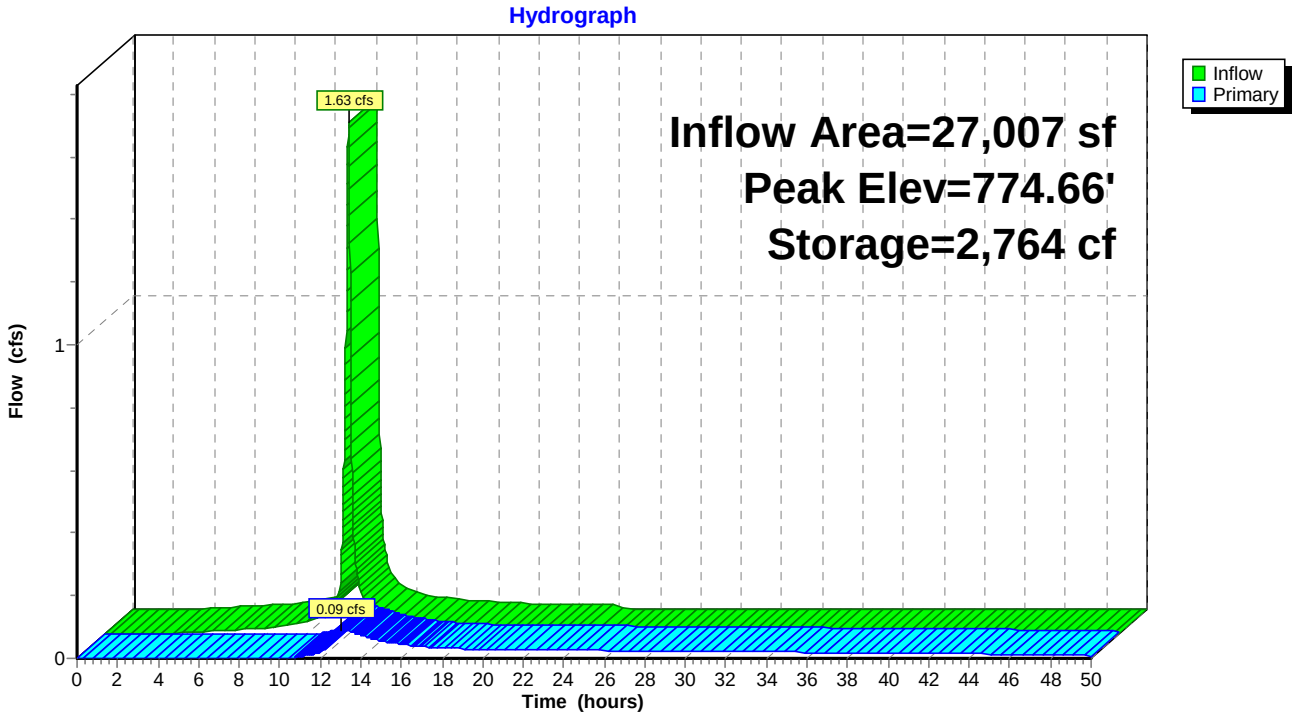
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

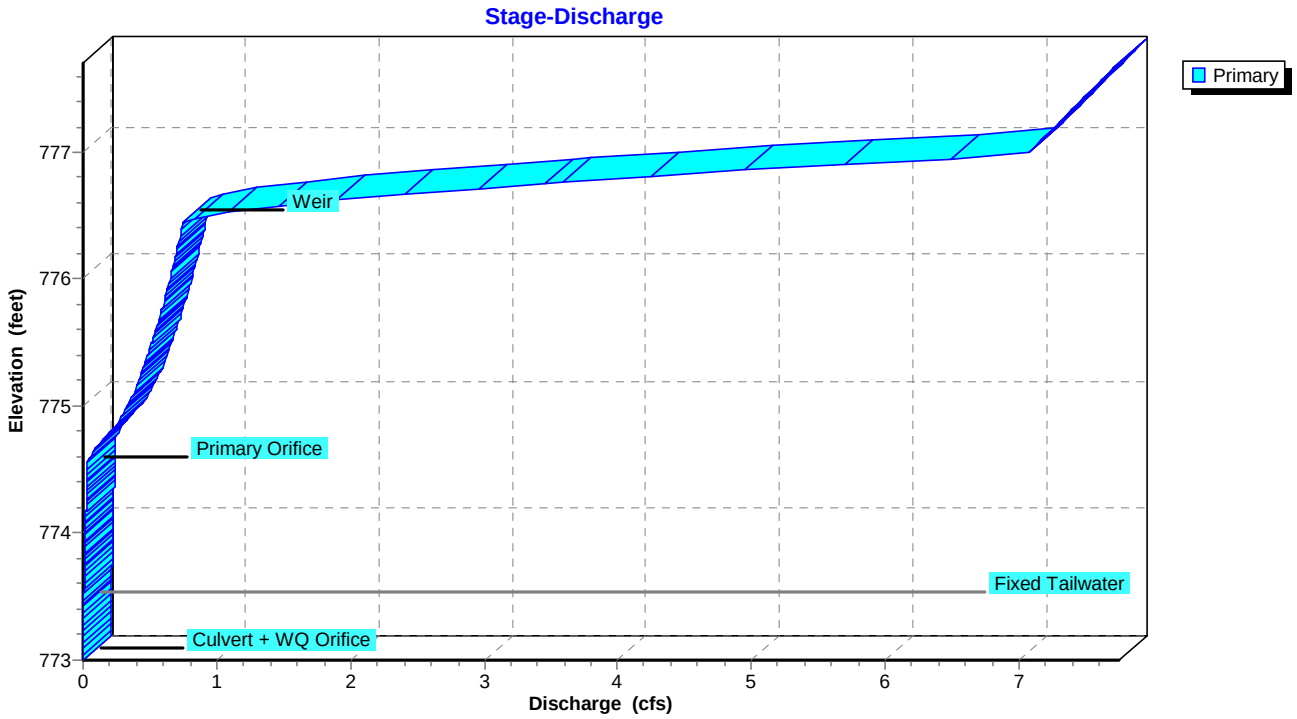
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	**12.0" Round Culvert** L= 25.7' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.44' S= 0.0218 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=0.09 cfs @ 13.01 hrs HW=774.66' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 0.09 cfs of 4.08 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.03 cfs @ 5.32 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.06 cfs @ 1.37 fps)
  └─**4=Weir** (Controls 0.00 cfs)

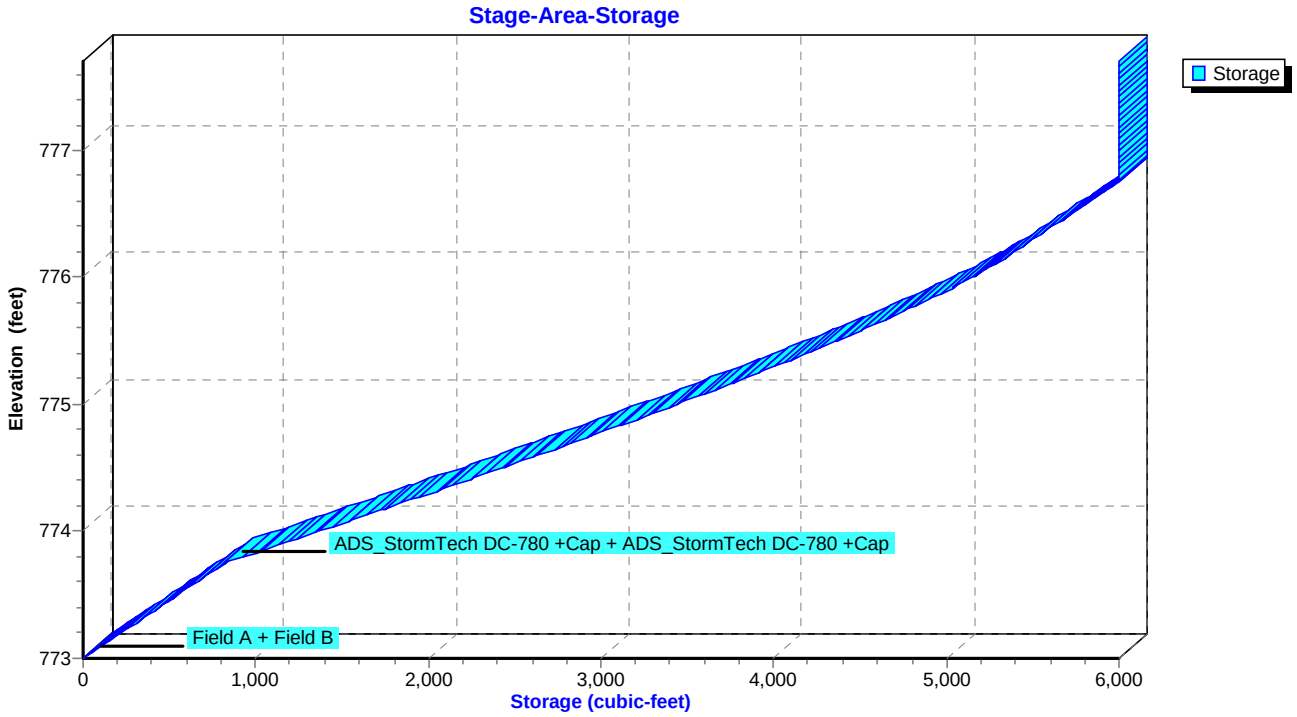
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=1.15"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=0.95 cfs 2,599 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=2.29"
Tc=10.0 min CN=97 Runoff=1.98 cfs 5,159 cf

Pond 1P: Underground System Peak Elev=774.83' Storage=3,113 cf Inflow=1.98 cfs 5,159 cf
Outflow=0.24 cfs 4,546 cf

Total Runoff Area = 54,014 sf Runoff Volume = 7,758 cf Average Runoff Depth = 1.72"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

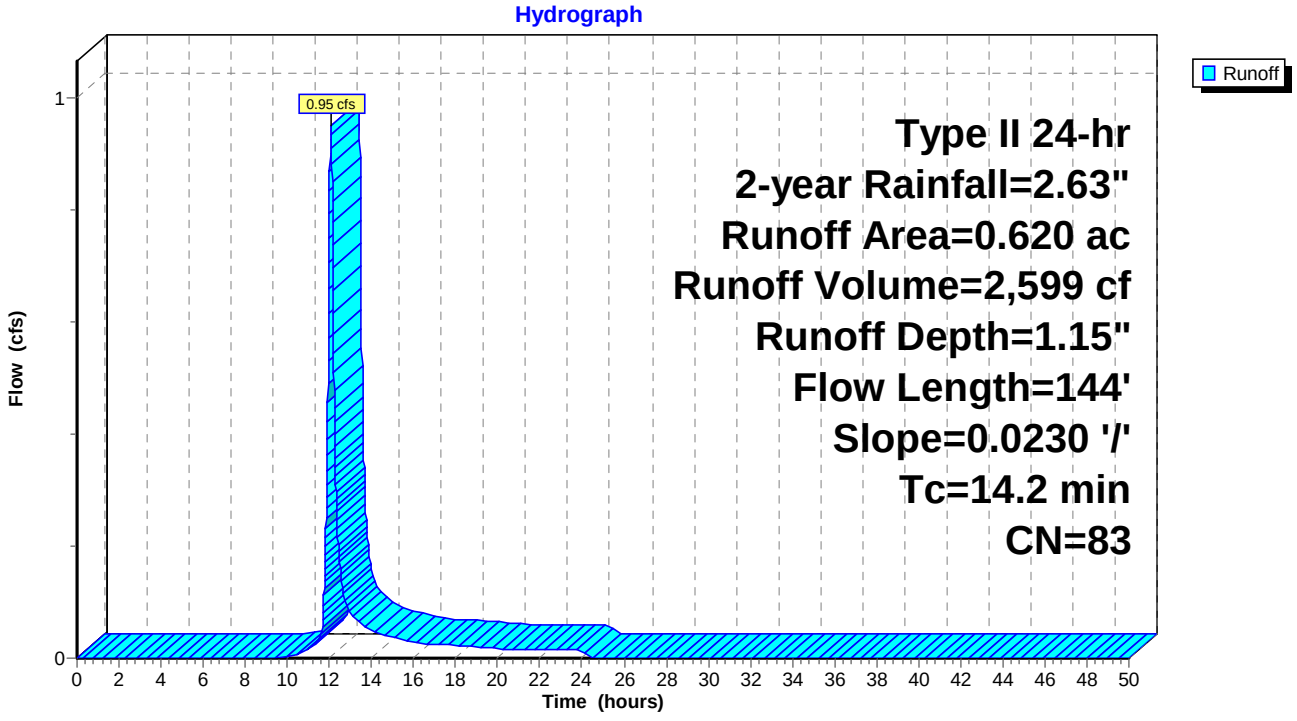
Runoff = 0.95 cfs @ 12.07 hrs, Volume= 2,599 cf, Depth= 1.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-year Rainfall=2.63"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

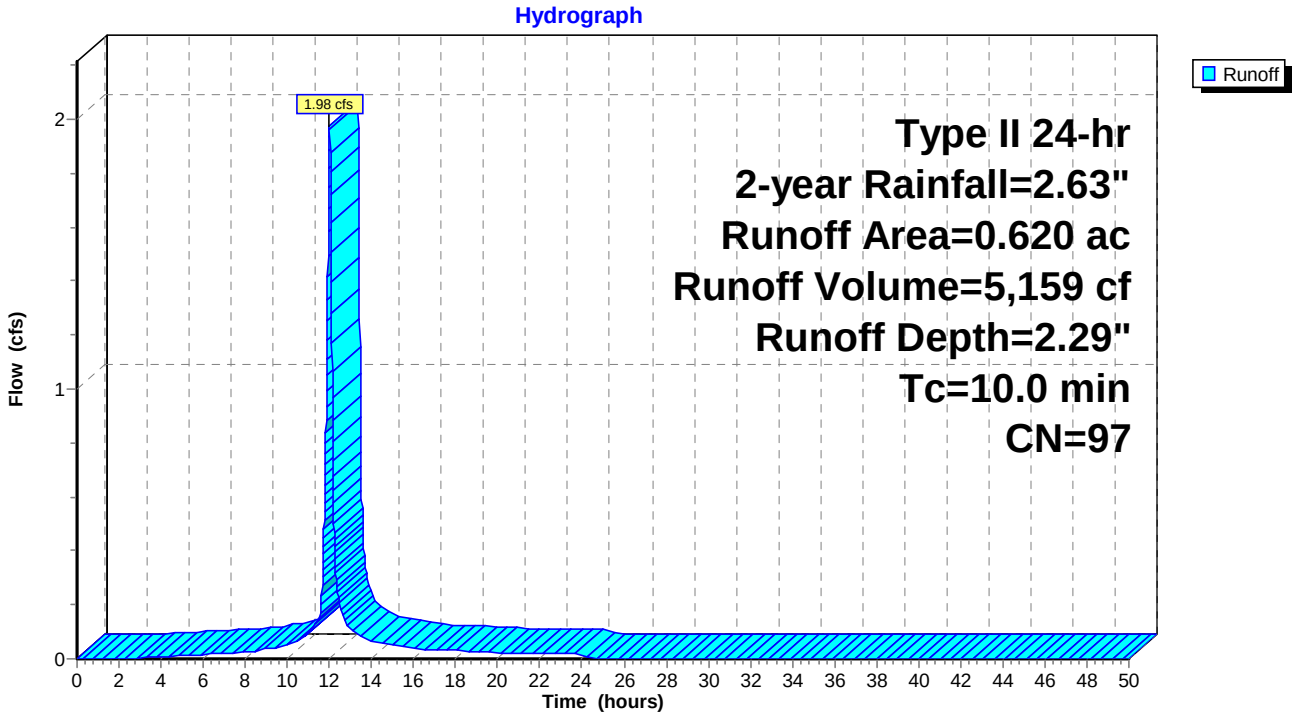
Runoff = 1.98 cfs @ 12.01 hrs, Volume= 5,159 cf, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-year Rainfall=2.63"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 2.29" for 2-year event
Inflow = 1.98 cfs @ 12.01 hrs, Volume= 5,159 cf
Outflow = 0.24 cfs @ 12.42 hrs, Volume= 4,546 cf, Atten= 88%, Lag= 24.3 min
Primary = 0.24 cfs @ 12.42 hrs, Volume= 4,546 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 774.83' @ 12.42 hrs Surf.Area= 2,742 sf Storage= 3,113 cf

Plug-Flow detention time= 678.6 min calculated for 4,546 cf (88% of inflow)
Center-of-Mass det. time= 620.5 min (1,391.9 - 771.3)

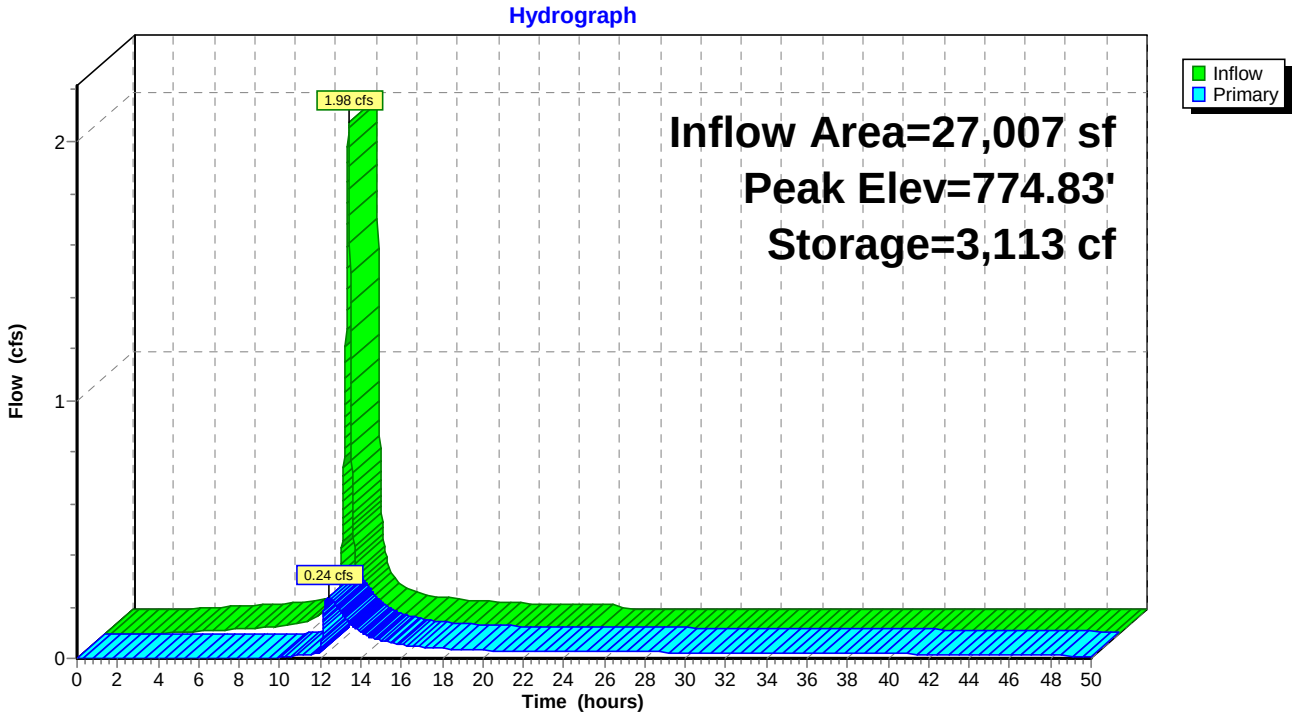
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

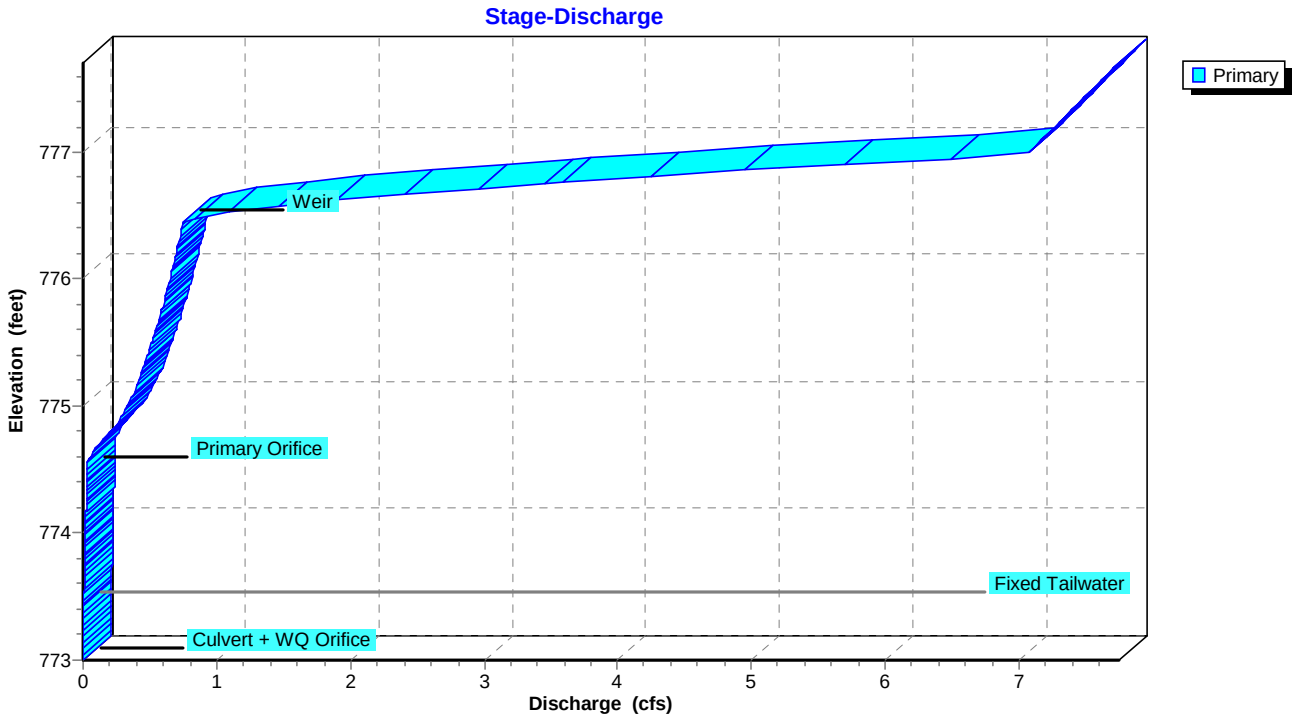
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	**12.0" Round Culvert** L= 25.7' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.44' S= 0.0218 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=0.24 cfs @ 12.42 hrs HW=774.83' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 0.24 cfs of 4.37 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.03 cfs @ 5.69 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.20 cfs @ 1.97 fps)
  └─**4=Weir** (Controls 0.00 cfs)

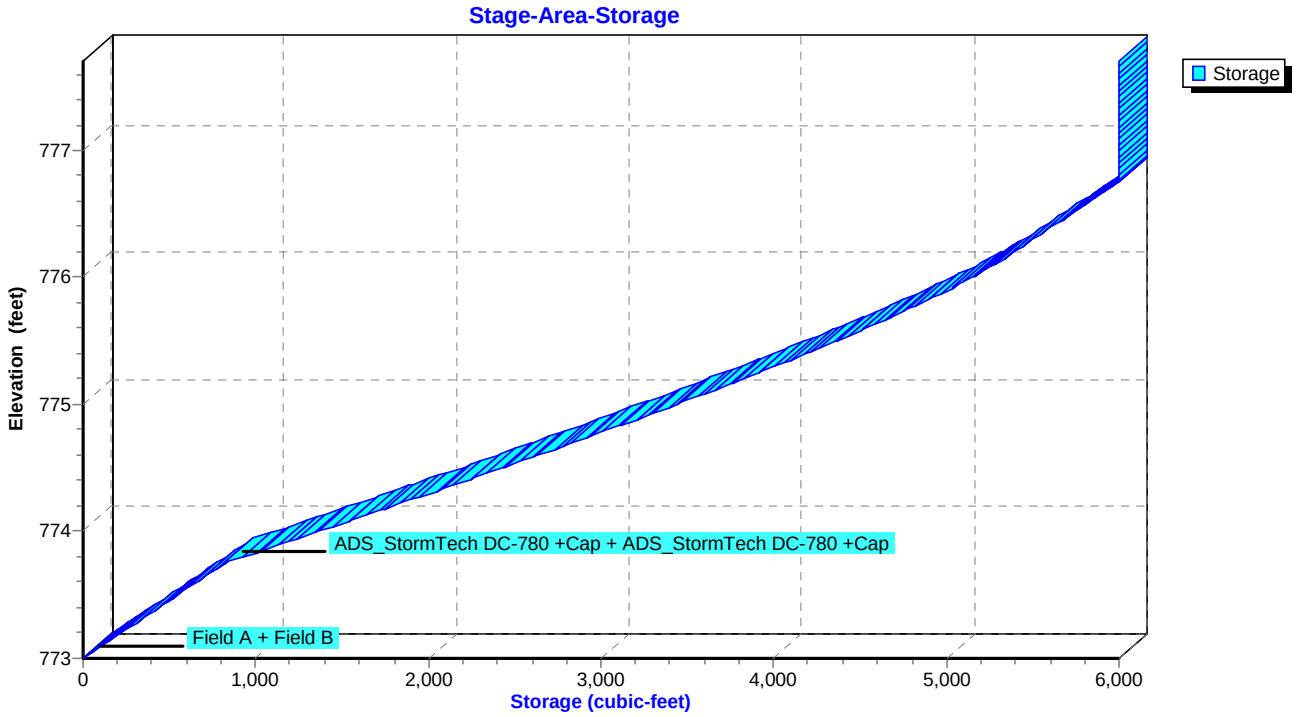
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=1.64"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=1.36 cfs 3,696 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=2.90"
Tc=10.0 min CN=97 Runoff=2.47 cfs 6,518 cf

Pond 1P: Underground System Peak Elev=775.16' Storage=3,749 cf Inflow=2.47 cfs 6,518 cf
Outflow=0.40 cfs 5,882 cf

Total Runoff Area = 54,014 sf Runoff Volume = 10,214 cf Average Runoff Depth = 2.27"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

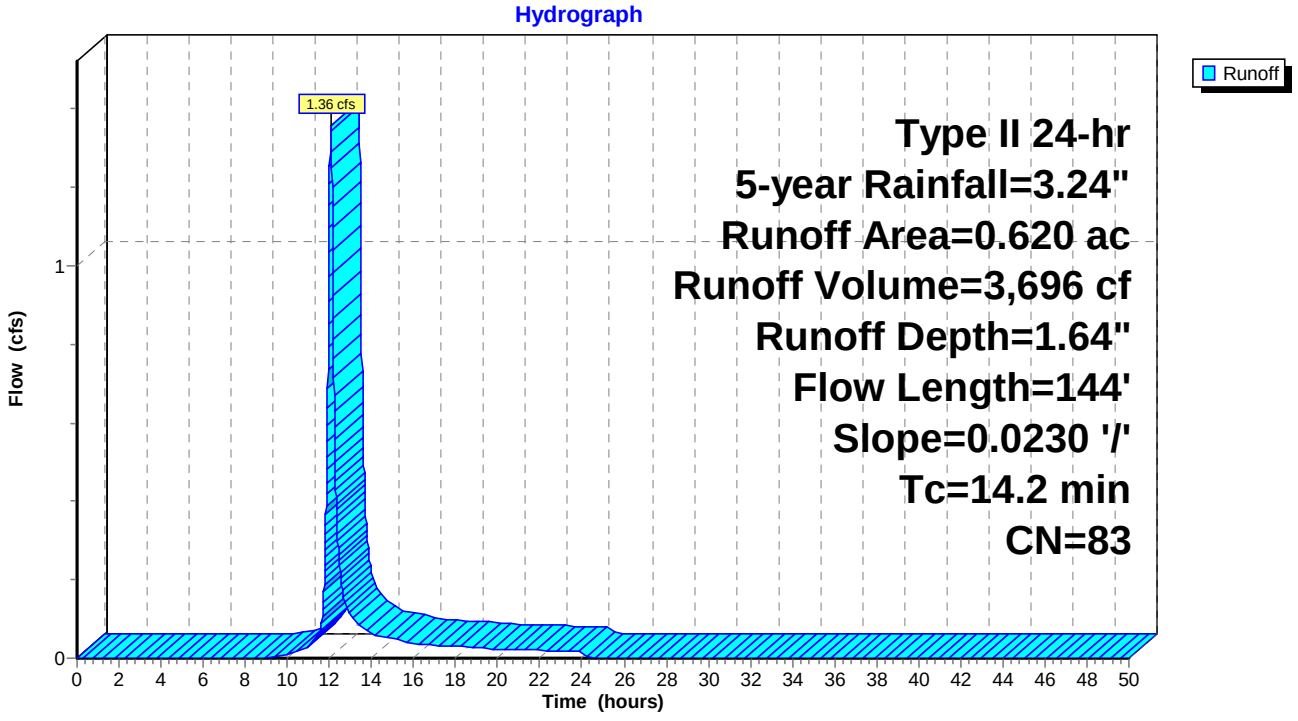
Runoff = 1.36 cfs @ 12.07 hrs, Volume= 3,696 cf, Depth= 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-year Rainfall=3.24"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

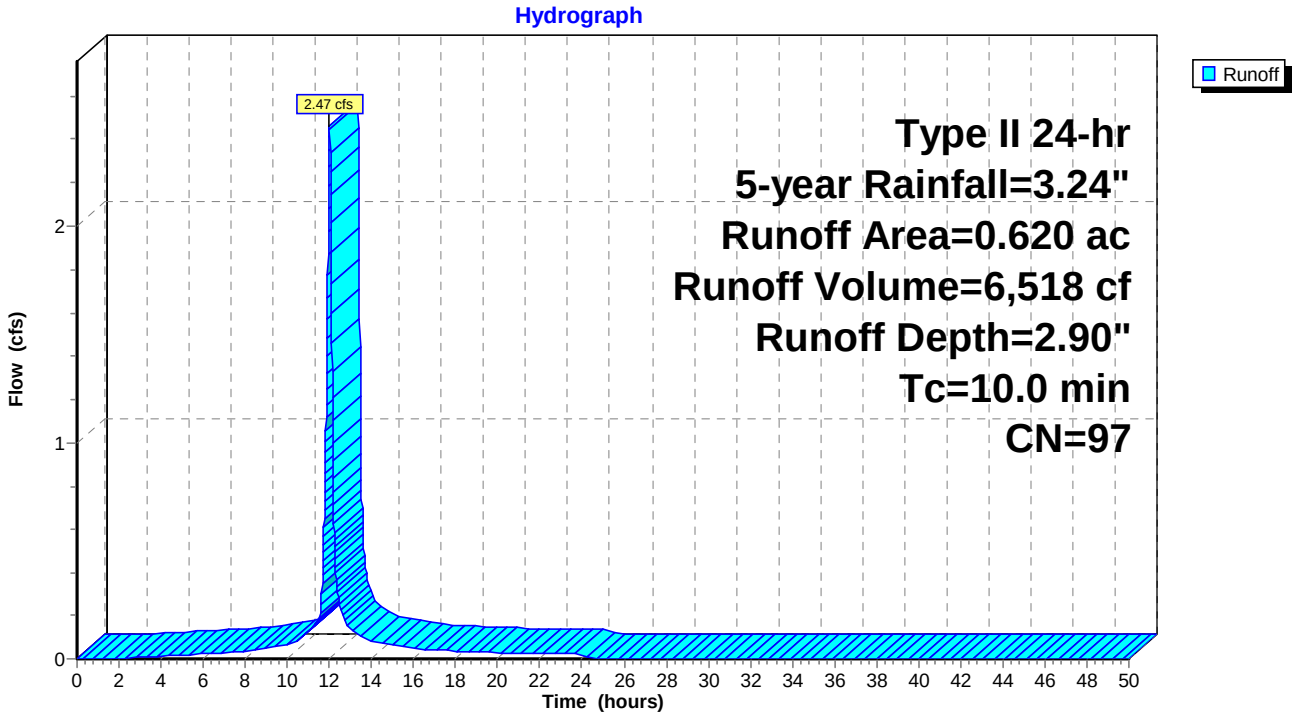
Runoff = 2.47 cfs @ 12.01 hrs, Volume= 6,518 cf, Depth= 2.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-year Rainfall=3.24"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 2.90" for 5-year event
Inflow = 2.47 cfs @ 12.01 hrs, Volume= 6,518 cf
Outflow = 0.40 cfs @ 12.30 hrs, Volume= 5,882 cf, Atten= 84%, Lag= 17.4 min
Primary = 0.40 cfs @ 12.30 hrs, Volume= 5,882 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 775.16' @ 12.30 hrs Surf.Area= 2,742 sf Storage= 3,749 cf

Plug-Flow detention time= 557.9 min calculated for 5,881 cf (90% of inflow)
Center-of-Mass det. time= 507.3 min (1,273.0 - 765.7)

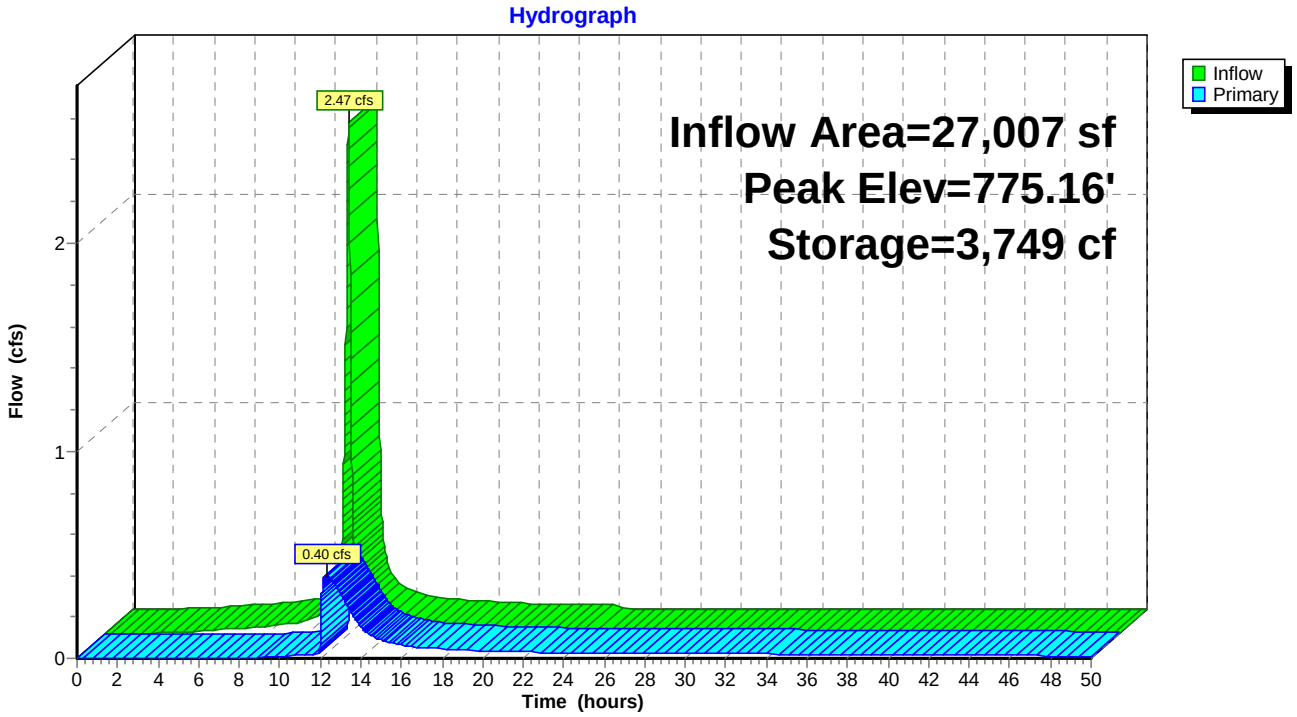
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

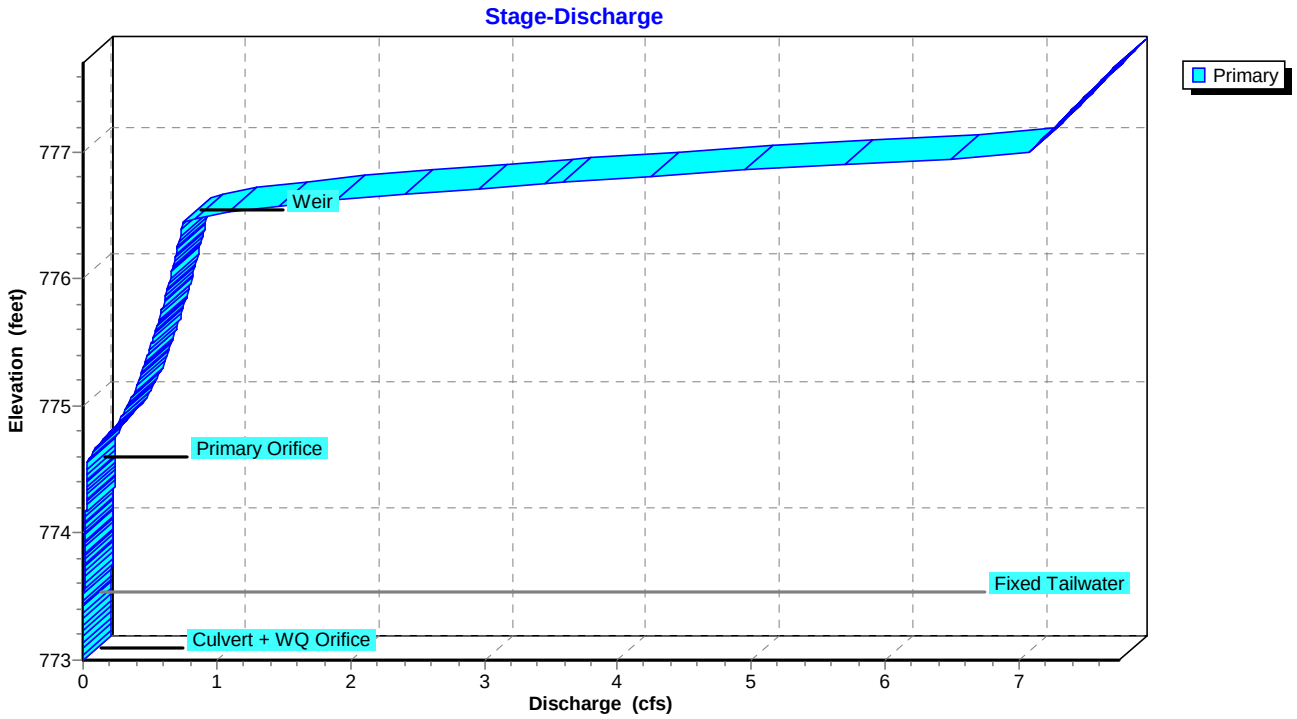
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	**12.0" Round Culvert** L= 25.7' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.44' S= 0.0218 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=0.40 cfs @ 12.30 hrs HW=775.16' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 0.40 cfs of 4.87 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.03 cfs @ 6.32 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.37 cfs @ 3.31 fps)
  └─**4=Weir** (Controls 0.00 cfs)

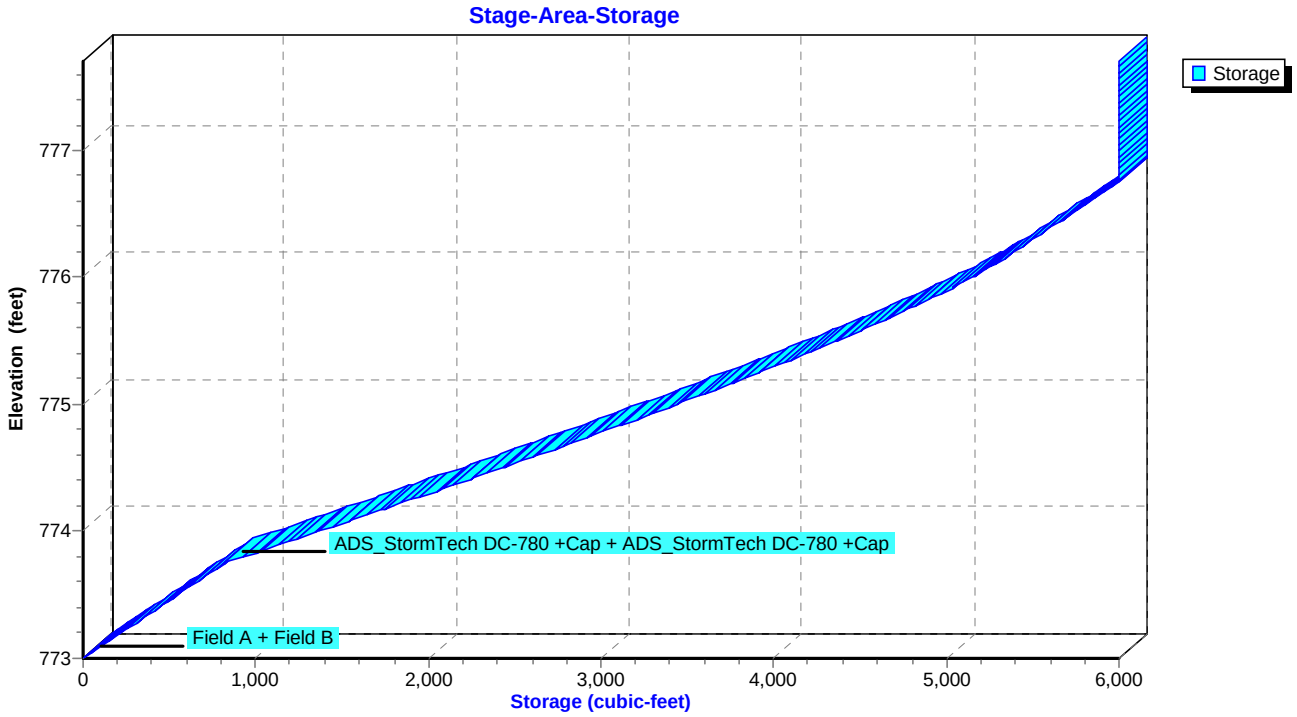
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=2.06"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=1.70 cfs 4,641 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=3.39"
Tc=10.0 min CN=97 Runoff=2.87 cfs 7,636 cf

Pond 1P: Underground System Peak Elev=775.47' Storage=4,307 cf Inflow=2.87 cfs 7,636 cf
Outflow=0.51 cfs 6,985 cf

Total Runoff Area = 54,014 sf Runoff Volume = 12,277 cf Average Runoff Depth = 2.73"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

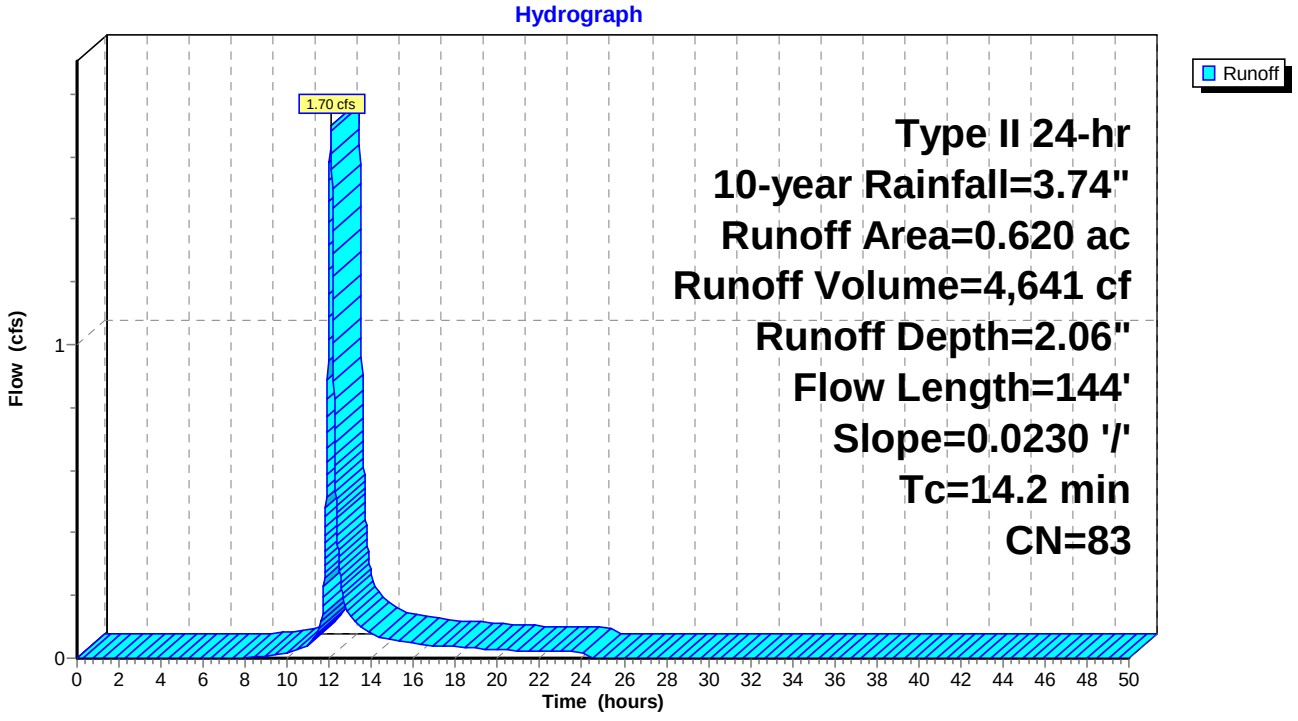
Runoff = 1.70 cfs @ 12.06 hrs, Volume= 4,641 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-year Rainfall=3.74"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

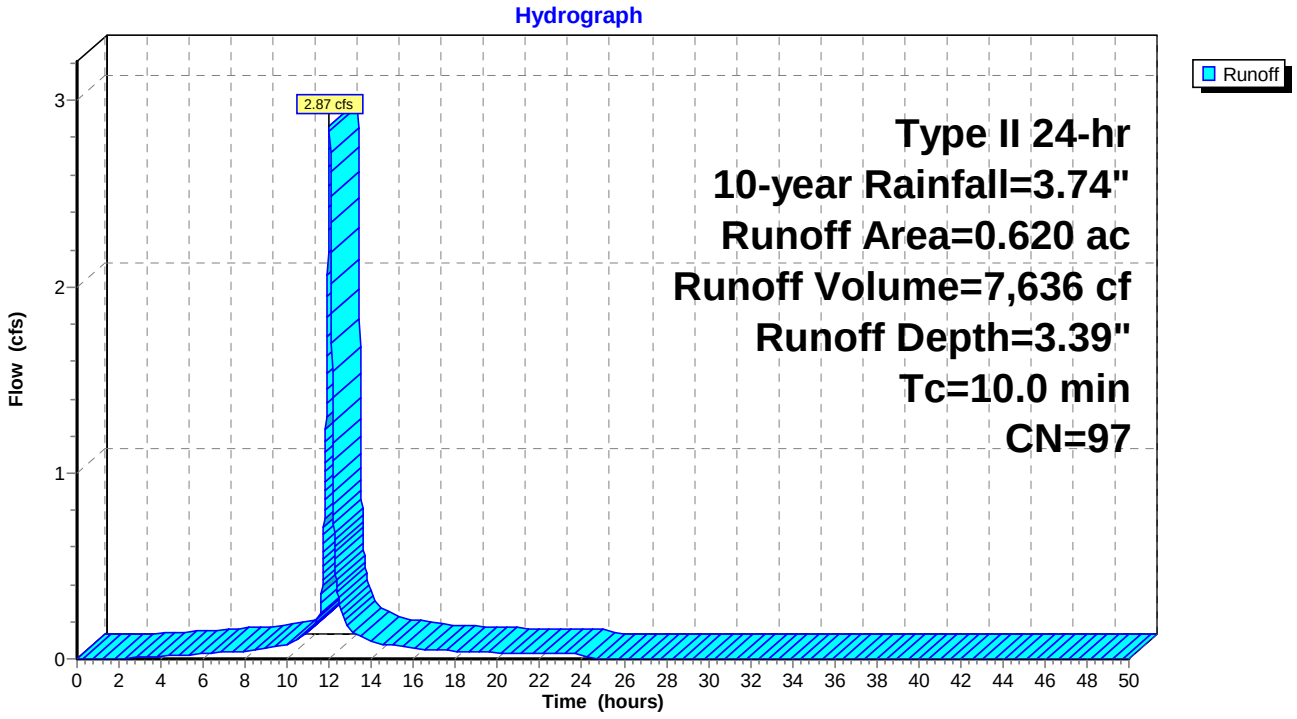
Runoff = 2.87 cfs @ 12.01 hrs, Volume= 7,636 cf, Depth= 3.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-year Rainfall=3.74"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 3.39" for 10-year event
Inflow = 2.87 cfs @ 12.01 hrs, Volume= 7,636 cf
Outflow = 0.51 cfs @ 12.28 hrs, Volume= 6,985 cf, Atten= 82%, Lag= 16.1 min
Primary = 0.51 cfs @ 12.28 hrs, Volume= 6,985 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 775.47' @ 12.28 hrs Surf.Area= 2,742 sf Storage= 4,307 cf

Plug-Flow detention time= 492.3 min calculated for 6,985 cf (91% of inflow)
Center-of-Mass det. time= 446.2 min (1,208.3 - 762.2)

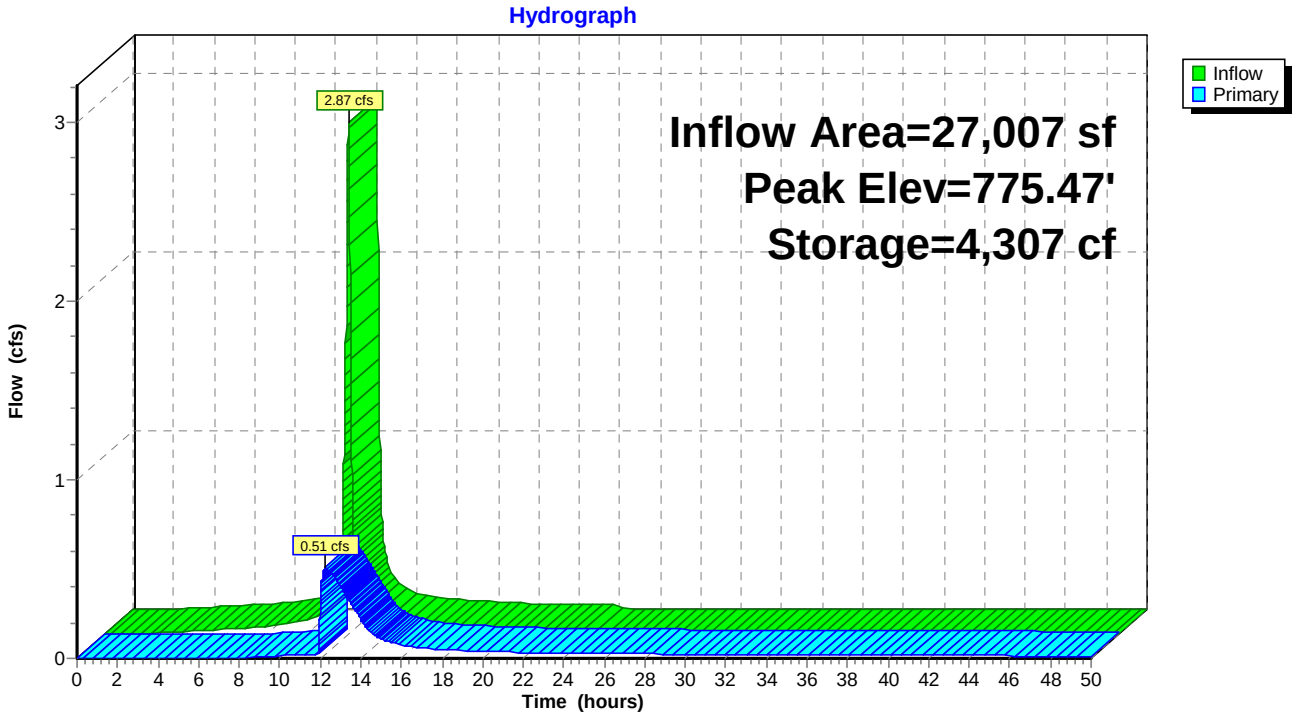
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

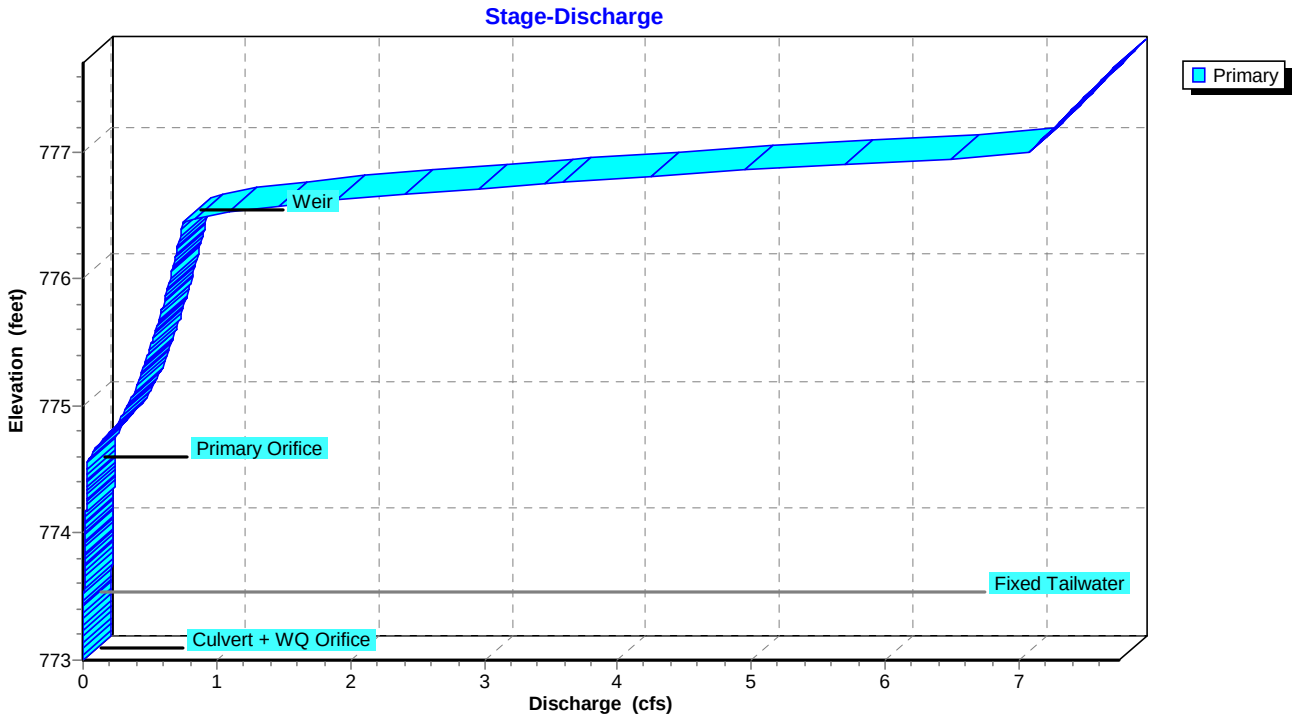
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	**12.0" Round Culvert** L= 25.7' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.44' S= 0.0218 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=0.51 cfs @ 12.28 hrs HW=775.47' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 0.51 cfs of 5.30 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.04 cfs @ 6.85 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.47 cfs @ 4.25 fps)
  └─**4=Weir** (Controls 0.00 cfs)

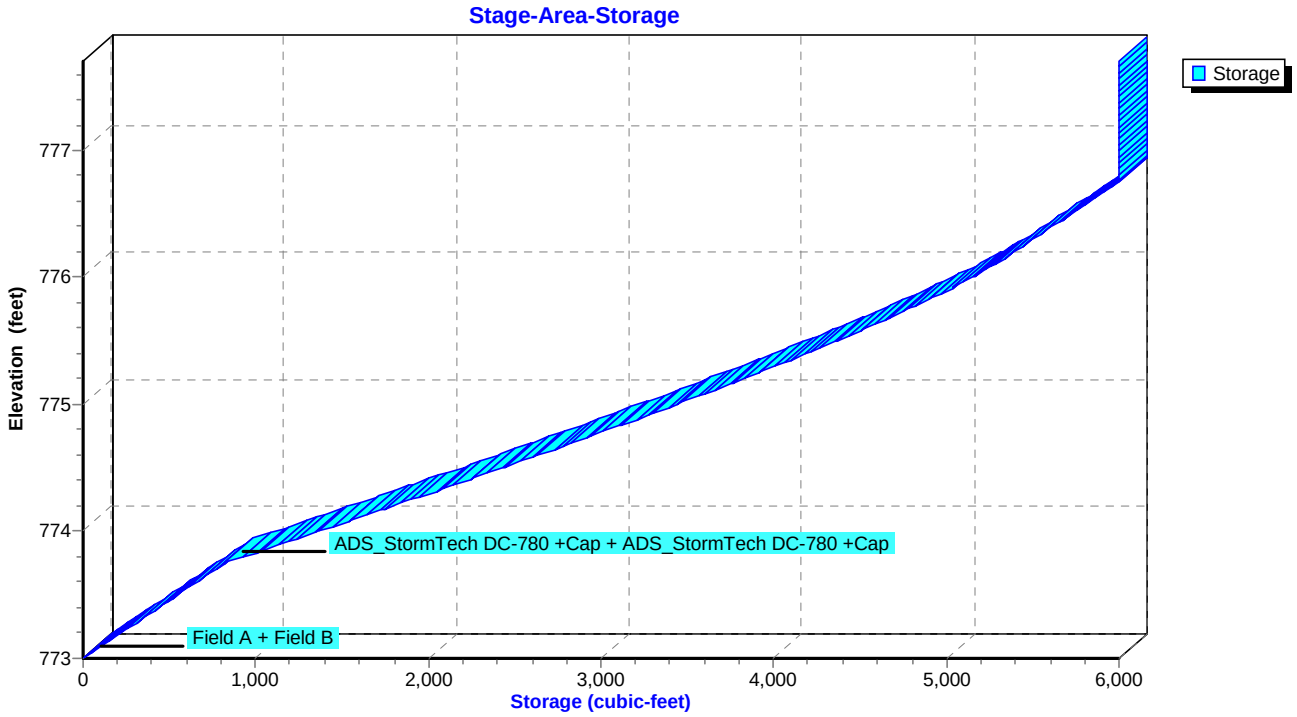
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=2.67"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=2.19 cfs 6,014 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=4.09"
Tc=10.0 min CN=97 Runoff=3.42 cfs 9,203 cf

Pond 1P: Underground System Peak Elev=775.95' Storage=5,094 cf Inflow=3.42 cfs 9,203 cf
Outflow=0.64 cfs 8,538 cf

Total Runoff Area = 54,014 sf Runoff Volume = 15,218 cf Average Runoff Depth = 3.38"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

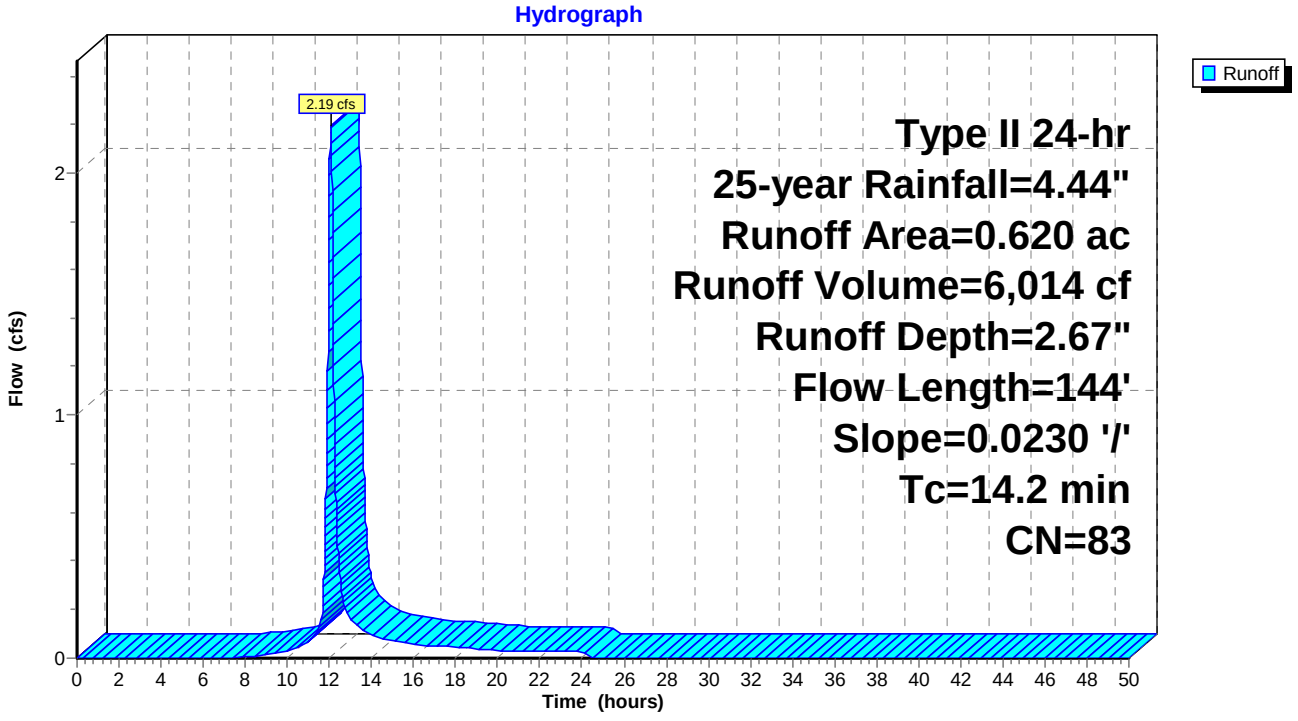
Runoff = 2.19 cfs @ 12.06 hrs, Volume= 6,014 cf, Depth= 2.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-year Rainfall=4.44"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

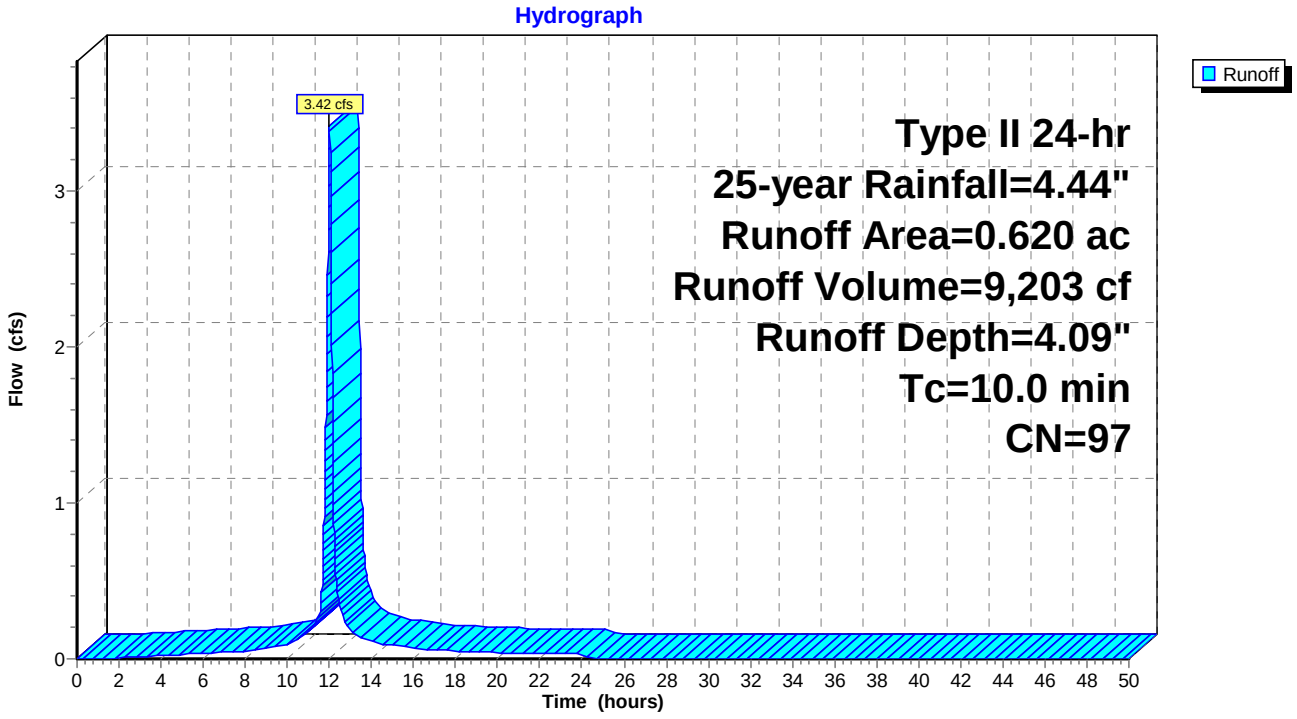
Runoff = 3.42 cfs @ 12.01 hrs, Volume= 9,203 cf, Depth= 4.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-year Rainfall=4.44"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 4.09" for 25-year event
Inflow = 3.42 cfs @ 12.01 hrs, Volume= 9,203 cf
Outflow = 0.64 cfs @ 12.26 hrs, Volume= 8,538 cf, Atten= 81%, Lag= 15.2 min
Primary = 0.64 cfs @ 12.26 hrs, Volume= 8,538 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 775.95' @ 12.26 hrs Surf.Area= 2,742 sf Storage= 5,094 cf

Plug-Flow detention time= 427.9 min calculated for 8,538 cf (93% of inflow)
Center-of-Mass det. time= 387.2 min (1,145.3 - 758.1)

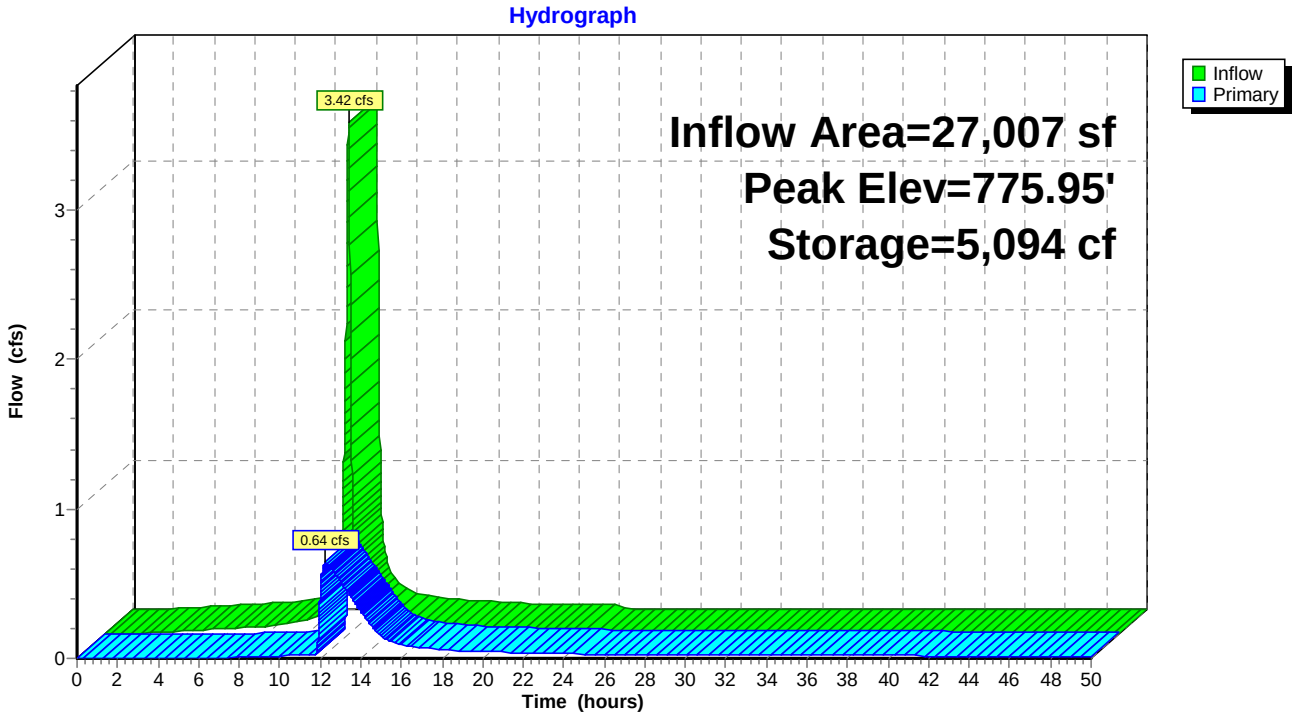
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

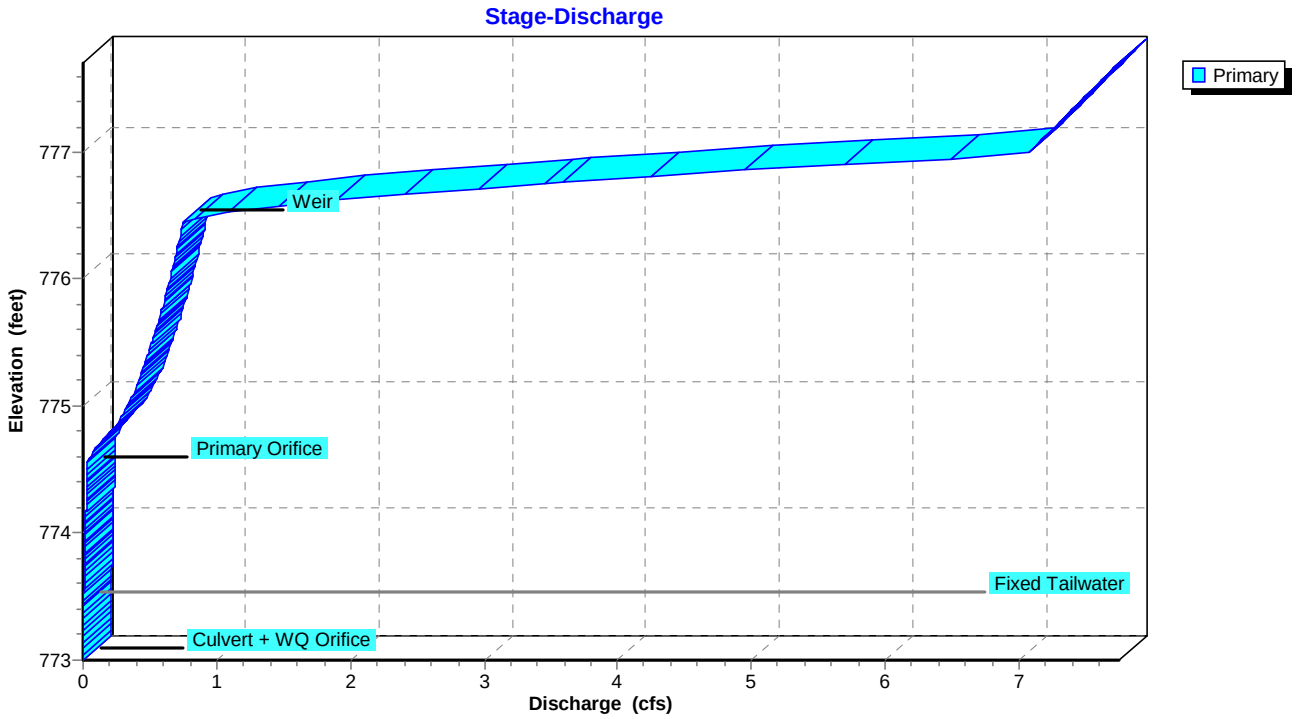
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	**12.0" Round Culvert** L= 25.7' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.44' S= 0.0218 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=0.64 cfs @ 12.26 hrs HW=775.95' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 0.64 cfs of 5.93 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.04 cfs @ 7.64 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.60 cfs @ 5.42 fps)
  └─**4=Weir** (Controls 0.00 cfs)

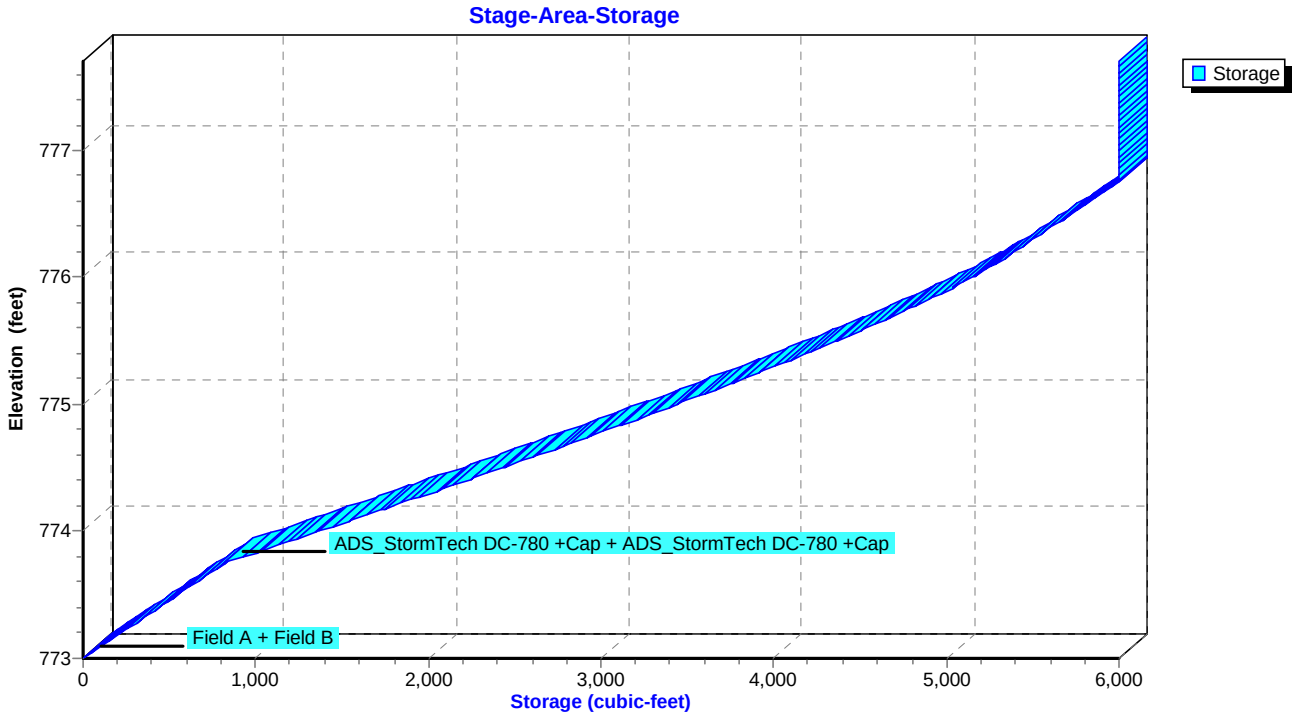
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=3.19"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=2.61 cfs 7,184 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=4.67"
Tc=10.0 min CN=97 Runoff=3.88 cfs 10,504 cf

Pond 1P: Underground System Peak Elev=776.49' Storage=5,711 cf Inflow=3.88 cfs 10,504 cf
Outflow=0.88 cfs 9,830 cf

Total Runoff Area = 54,014 sf Runoff Volume = 17,688 cf Average Runoff Depth = 3.93"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

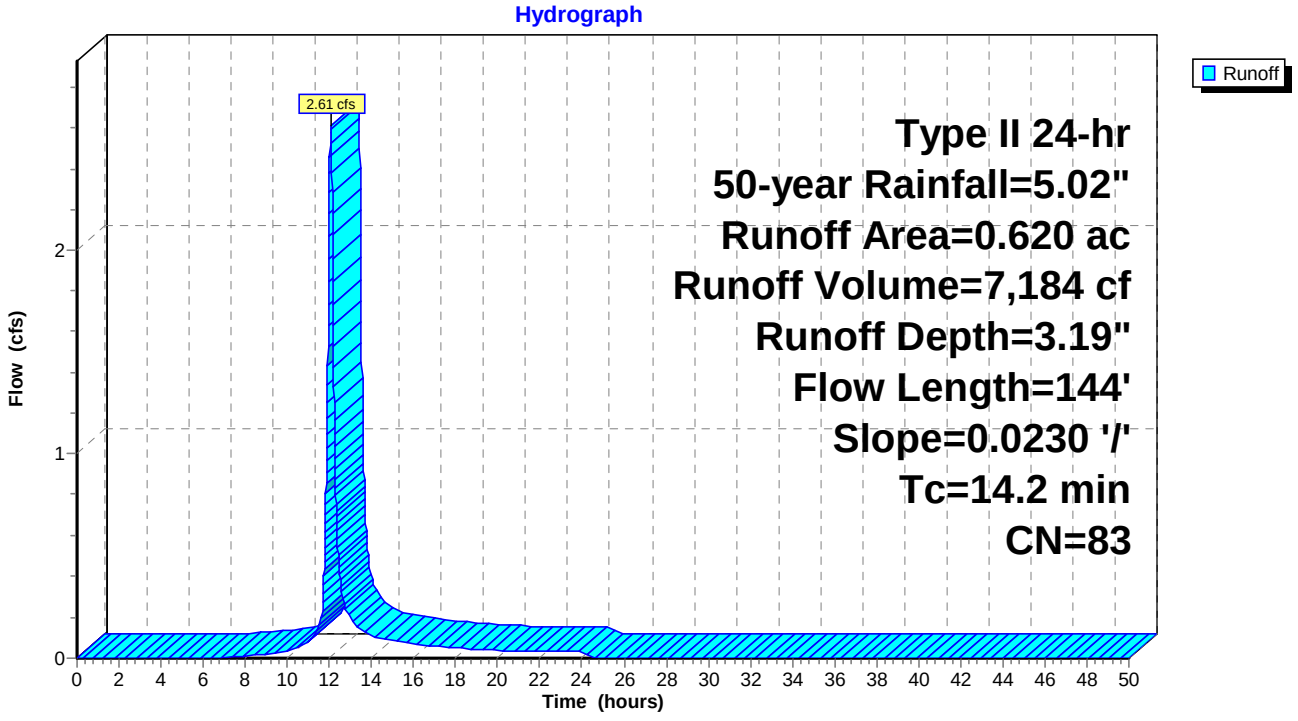
Runoff = 2.61 cfs @ 12.06 hrs, Volume= 7,184 cf, Depth= 3.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-year Rainfall=5.02"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

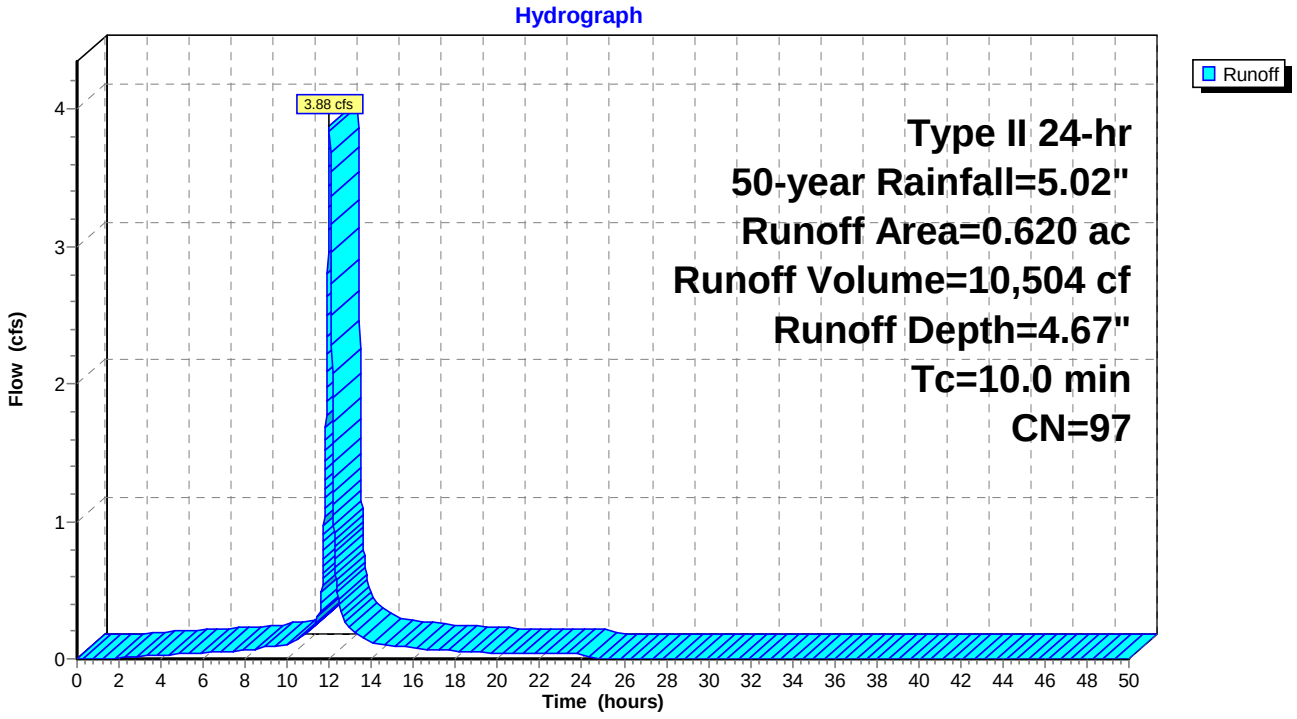
Runoff = 3.88 cfs @ 12.01 hrs, Volume= 10,504 cf, Depth= 4.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-year Rainfall=5.02"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 4.67" for 50-year event
Inflow = 3.88 cfs @ 12.01 hrs, Volume= 10,504 cf
Outflow = 0.88 cfs @ 12.23 hrs, Volume= 9,830 cf, Atten= 77%, Lag= 13.1 min
Primary = 0.88 cfs @ 12.23 hrs, Volume= 9,830 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 776.49' @ 12.23 hrs Surf.Area= 2,742 sf Storage= 5,711 cf

Plug-Flow detention time= 388.9 min calculated for 9,830 cf (94% of inflow)
Center-of-Mass det. time= 351.7 min (1,107.2 - 755.5)

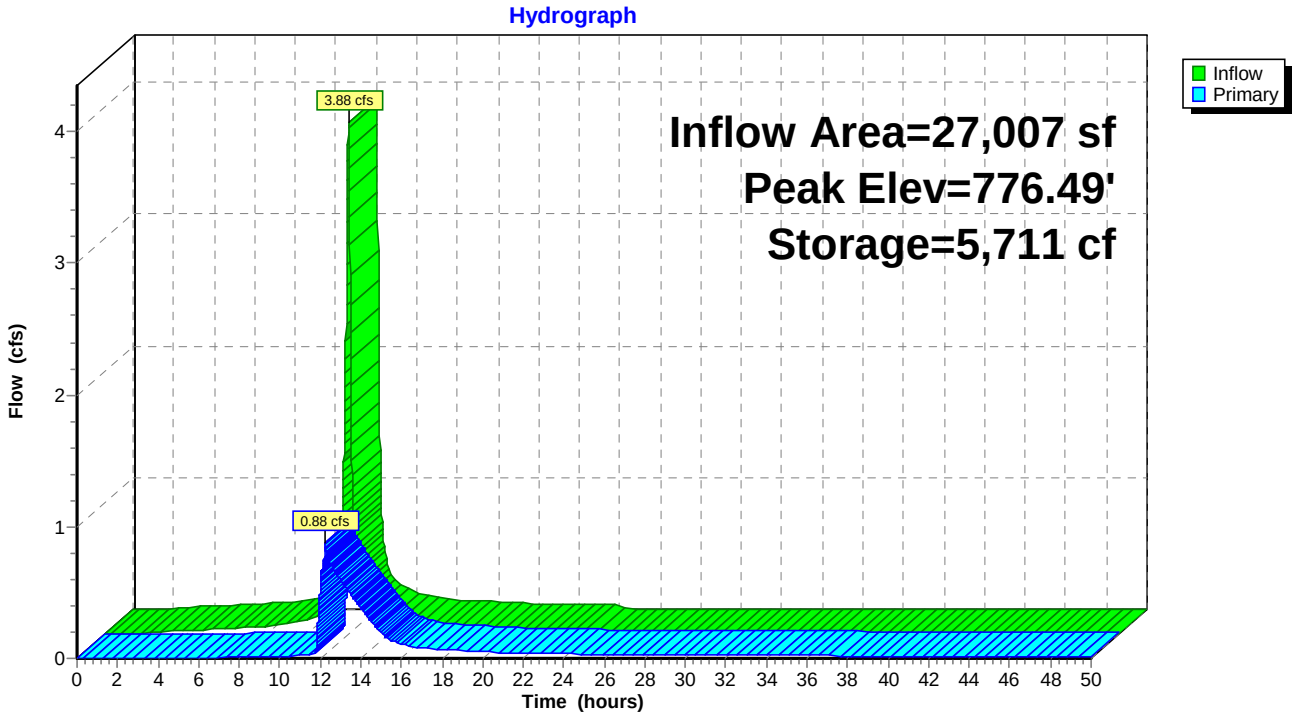
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

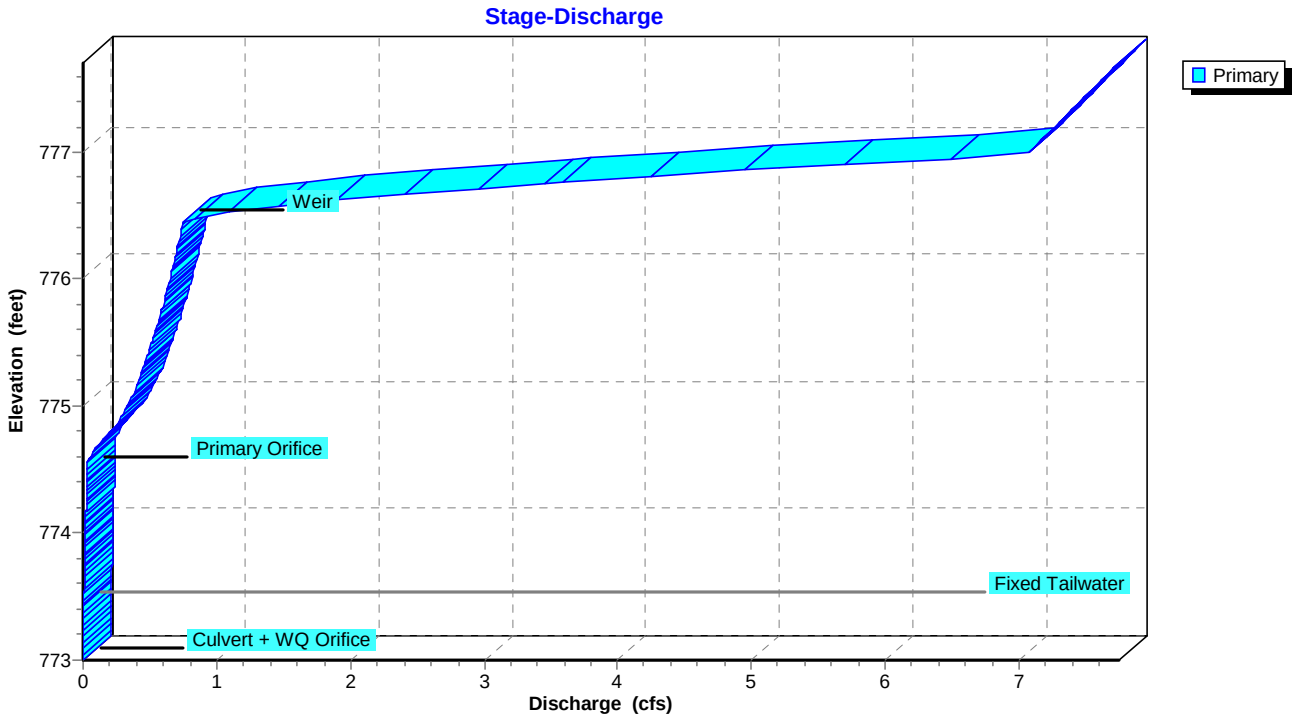
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	**12.0" Round Culvert** L= 25.7' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.44' S= 0.0218 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=0.87 cfs @ 12.23 hrs HW=776.49' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 0.87 cfs of 6.53 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.05 cfs @ 8.40 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.71 cfs @ 6.46 fps)
  └─**4=Weir** (Orifice Controls 0.11 cfs @ 0.61 fps)

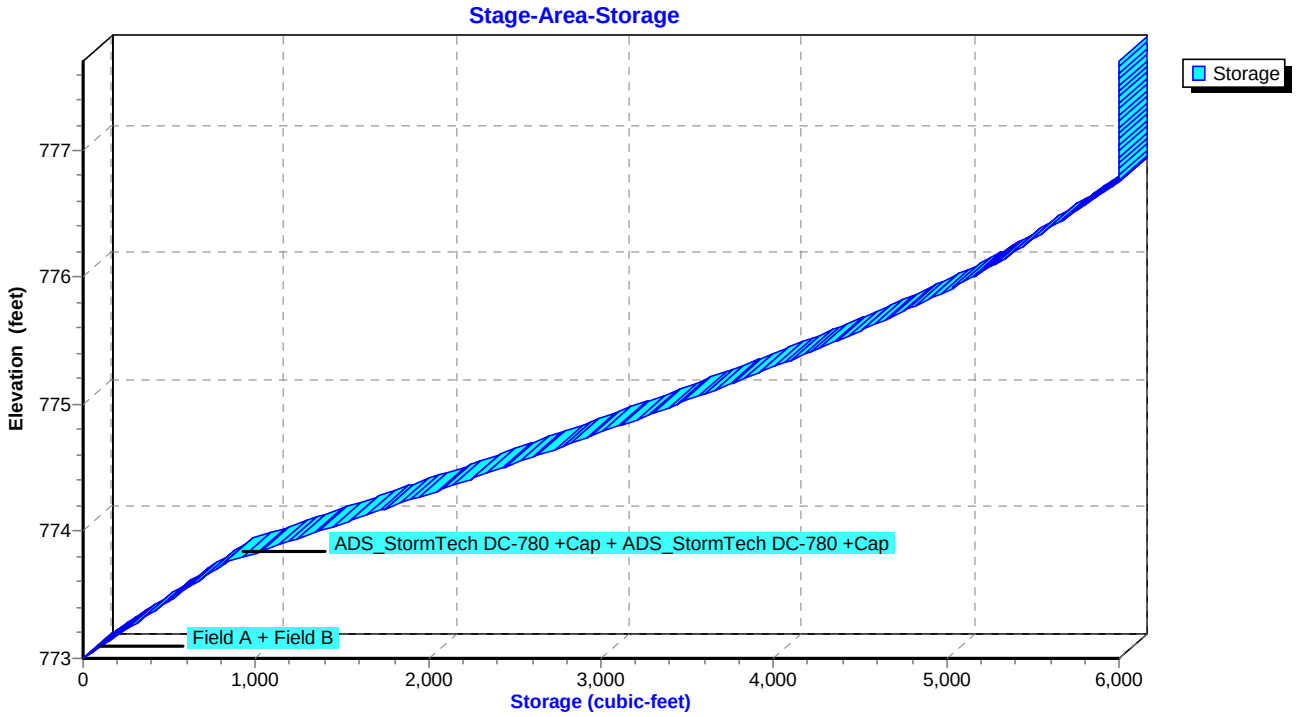
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=0.620 ac 17.74% Impervious Runoff Depth=3.76"
Flow Length=144' Slope=0.0230 '/' Tc=14.2 min CN=83 Runoff=3.06 cfs 8,459 cf

Subcatchment 2S: Post-Developed Runoff Area=0.620 ac 93.55% Impervious Runoff Depth=5.29"
Tc=10.0 min CN=97 Runoff=4.37 cfs 11,895 cf

Pond 1P: Underground System Peak Elev=776.67' Storage=5,913 cf Inflow=4.37 cfs 11,895 cf
Outflow=2.46 cfs 11,214 cf

Total Runoff Area = 54,014 sf Runoff Volume = 20,354 cf Average Runoff Depth = 4.52"
44.35% Pervious = 23,958 sf 55.65% Impervious = 30,056 sf

Summary for Subcatchment 1S: Pre-Developed

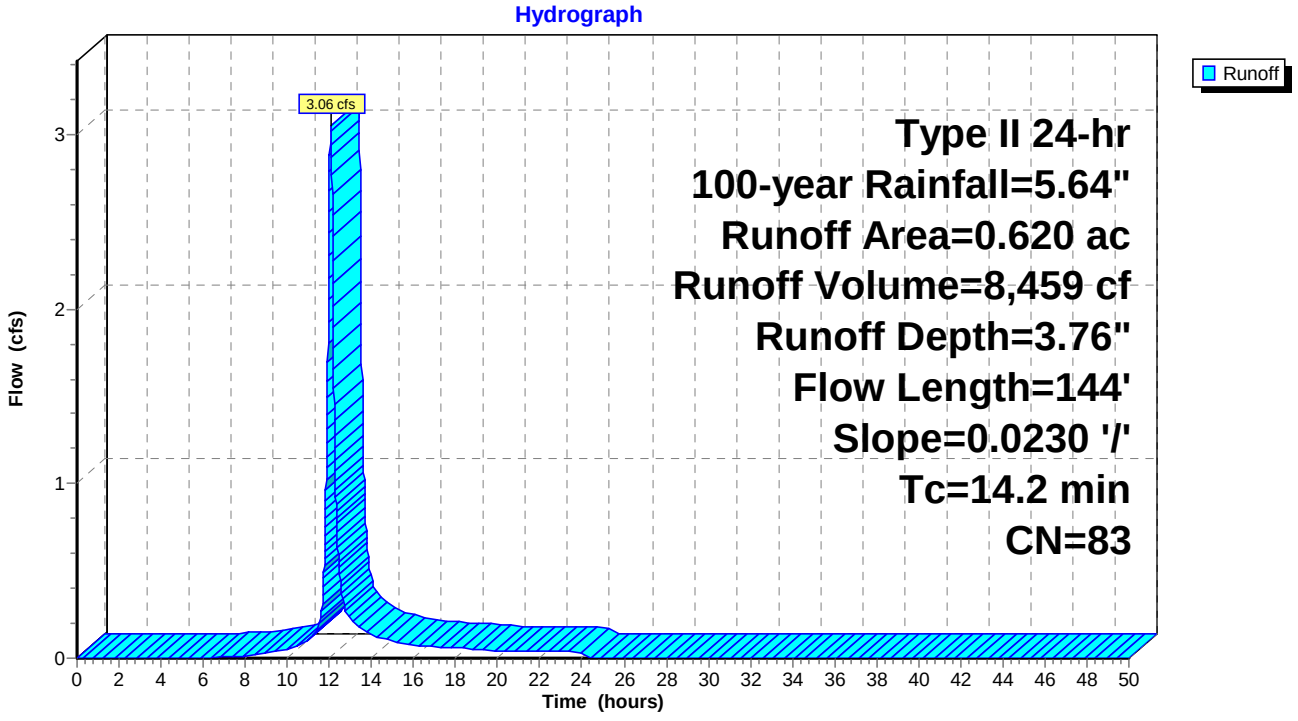
Runoff = 3.06 cfs @ 12.06 hrs, Volume= 8,459 cf, Depth= 3.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-year Rainfall=5.64"

Area (ac)	CN	Description
0.110	98	Paved parking, HSG D
0.510	80	>75% Grass cover, Good, HSG D
0.620	83	Weighted Average
0.510		82.26% Pervious Area
0.110		17.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	144	0.0230	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.45"

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Post-Developed

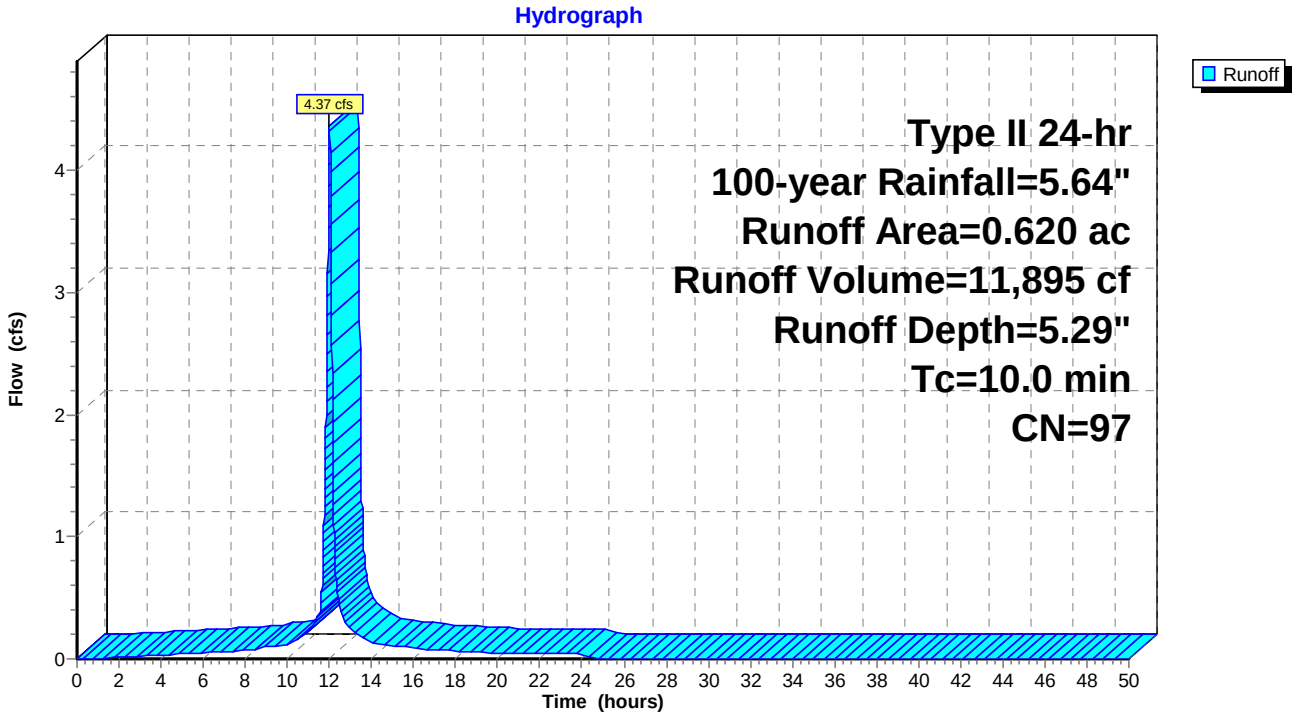
Runoff = 4.37 cfs @ 12.01 hrs, Volume= 11,895 cf, Depth= 5.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-year Rainfall=5.64"

Area (ac)	CN	Description
0.580	98	Paved parking, HSG D
0.040	80	>75% Grass cover, Good, HSG D
0.620	97	Weighted Average
0.040		6.45% Pervious Area
0.580		93.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Developed



Summary for Pond 1P: Underground System

Inflow Area = 27,007 sf, 93.55% Impervious, Inflow Depth = 5.29" for 100-year event
Inflow = 4.37 cfs @ 12.01 hrs, Volume= 11,895 cf
Outflow = 2.46 cfs @ 12.12 hrs, Volume= 11,214 cf, Atten= 44%, Lag= 6.4 min
Primary = 2.46 cfs @ 12.12 hrs, Volume= 11,214 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Peak Elev= 776.67' @ 12.12 hrs Surf.Area= 2,742 sf Storage= 5,913 cf

Plug-Flow detention time= 351.6 min calculated for 11,212 cf (94% of inflow)
Center-of-Mass det. time= 318.0 min (1,071.1 - 753.1)

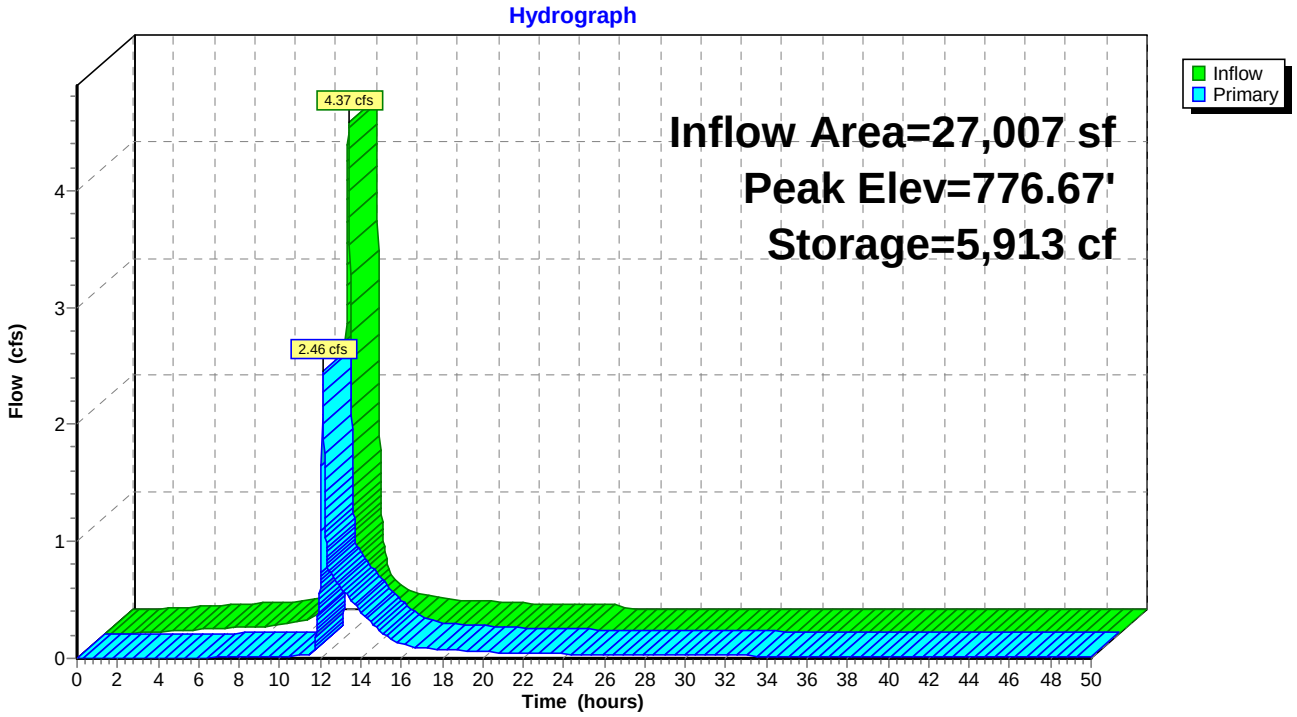
Volume	Invert	Avail.Storage	Storage Description
#1A	773.00'	1,589 cf	**11.00'W x 138.90'L x 3.75'H Field A** 5,729 cf Overall - 1,757 cf Embedded = 3,972 cf x 40.0% Voids
#2A	773.75'	1,757 cf	**ADS_StormTech DC-780 +Cap** x 38 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 38 Chambers in 2 Rows
#3B	773.00'	1,267 cf	**11.00'W x 110.42'L x 3.75'H Field B** 4,555 cf Overall - 1,387 cf Embedded = 3,168 cf x 40.0% Voids
#4B	773.75'	1,387 cf	**ADS_StormTech DC-780 +Cap** x 30 Inside #3 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 30 Chambers in 2 Rows
		6,000 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

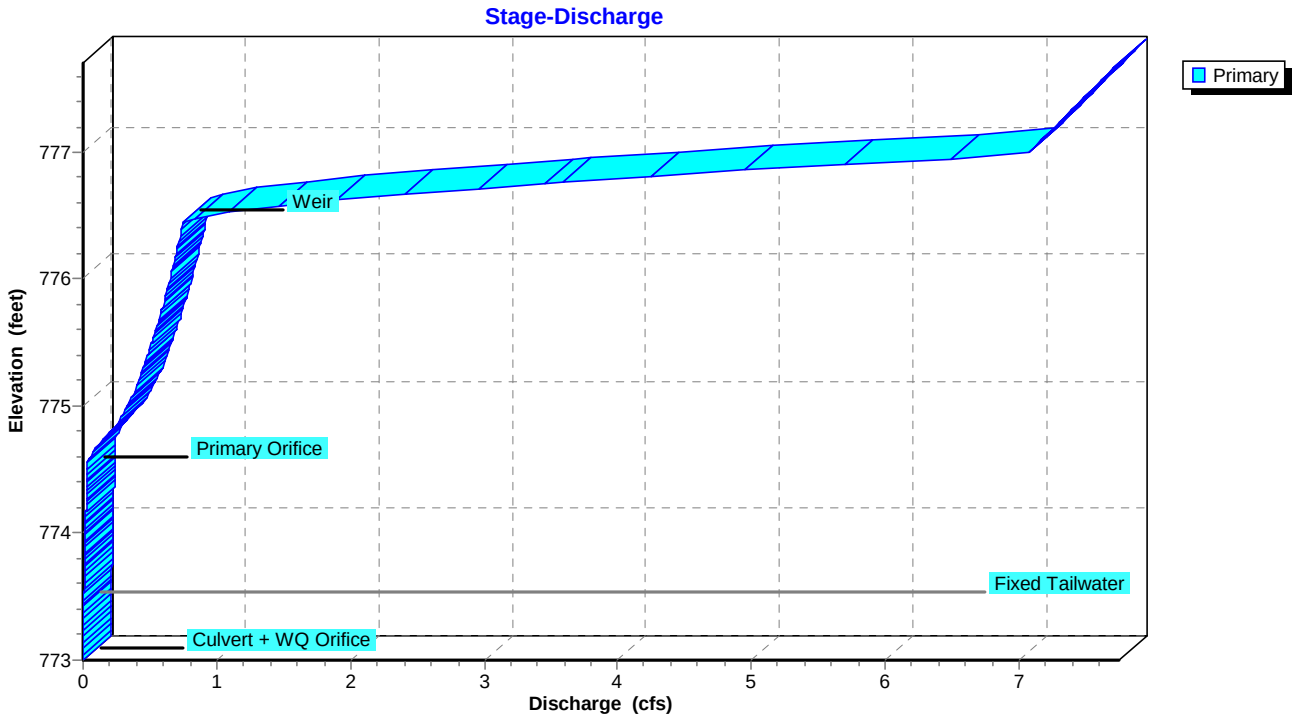
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#2	Device 1	773.00'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 1	774.50'	**4.5" Vert. Primary Orifice** C= 0.600
#4	Device 1	776.45'	**60.0" W x 15.0" H Vert. Weir** C= 0.600

Primary OutFlow Max=2.45 cfs @ 12.12 hrs HW=776.67' TW=773.44' (Fixed TW Elev= 773.44')
└─**1=Culvert** (Passes 2.45 cfs of 6.73 cfs potential flow)
  ├─**2=WQ Orifice** (Orifice Controls 0.05 cfs @ 8.65 fps)
  ├─**3=Primary Orifice** (Orifice Controls 0.75 cfs @ 6.78 fps)
  └─**4=Weir** (Orifice Controls 1.65 cfs @ 1.50 fps)

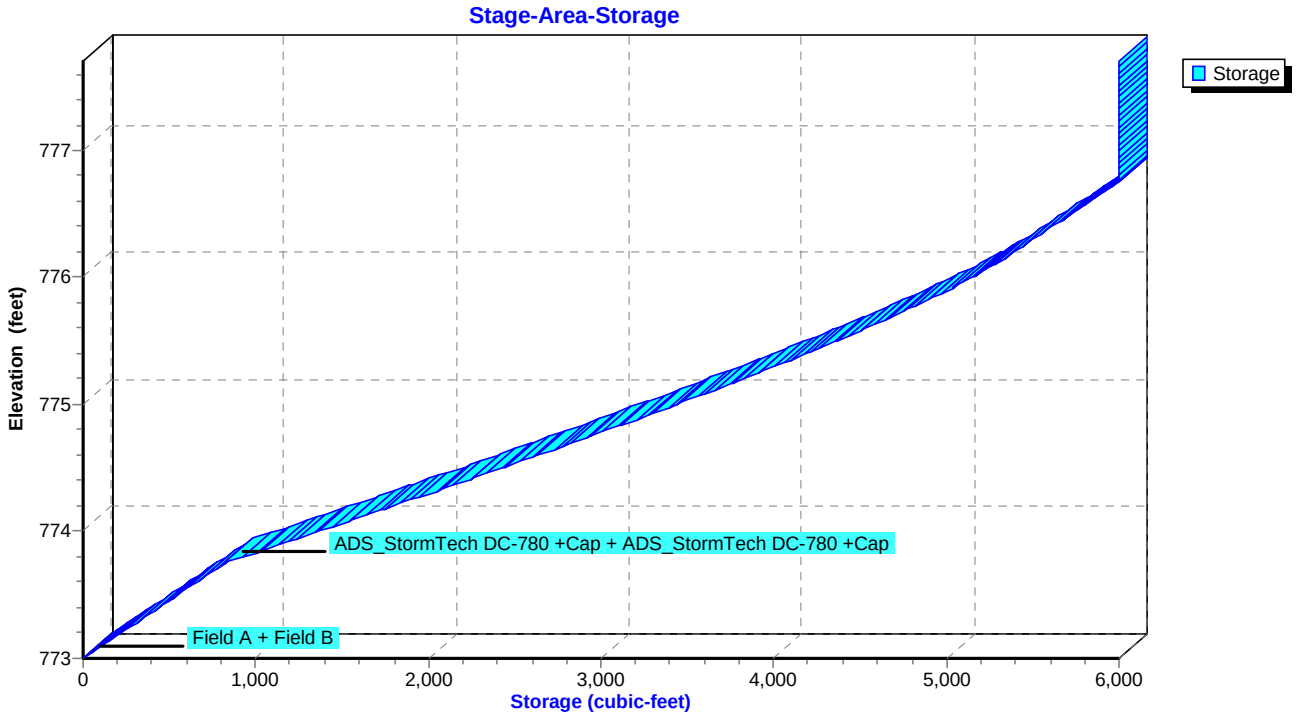
Pond 1P: Underground System



Pond 1P: Underground System



Pond 1P: Underground System



Date: 04-14-26
Introduced By: Ms. Burroughs
Committee: Safety
Originated By: Mr. Berry
Approved:
Emergency: ___ 30 Days: x
Current Expense:

No.: C-15-26
1st Reading: 04/20/26
Public Notice: 04/21/26
2nd Reading: 05/04/26
Passed: ____ Rejected:
Codified: ___ Code No:
Passage Publication:

ORDINANCE C-15-26

AN ORDINANCE TO ENACT SECTION 505.19 OF THE CODIFIED ORDINANCES TITLED CHICKENS AND DUCKS AND AMEND SECTION 505.14 TITLED ANIMALS PROHIBITED IN THE CITY; EXCEPTIONS

WHEREAS, many residents desire to raise backyard chickens for fresh eggs, sustainability, and as pets; and

WHEREAS, backyard chickens can help reduce food waste by consuming food scraps and contribute to local food security during egg shortages, while also providing residents with a self-sustaining source of fresh eggs and protein; and

WHEREAS, surrounding municipalities have successfully implemented backyard chicken programs with reasonable regulations to protect public health and safety.

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

SECTION 1. Section 505.19 is hereby enacted as follows:

505.19 CHICKENS AND DUCKS.

(A) Notwithstanding other provisions in the City Code, chickens and/or ducks may be kept within the City in any residential district subject to the following rules and conditions.

(B) Restrictions

(1) Chickens and ducks are only permitted on residential lots that exceed 21,780 square feet (0.5 acres).
   (a) Each household in the City may keep up to a total of six (6) chickens or ducks or combination thereof, on a residential lot at any one time.
   (b) Only ducks and female chickens, aka hens, may be kept in the City. Males, aka roosters, are not allowed at any time.
   (c) A “cockerel” (young male domestic chicken, typically under one year old) is permitted for the purpose of 4H and FFA county/state fair shows and meat production, until the Cockerel’s reaches 17 weeks old. The purpose of this provision is to prevent crowing resulting in neighbor disturbance.

(2) No chickens or ducks may be slaughtered on any residential property in the City.

(3) Chicken and duck feed must be kept in a rodent- and predator-proof container. Property must be kept free and clear of feed, so as not to attract rodents.

(4) For purposes of this section, chickens and ducks must be kept, raised, or used in any

manner related to personal or household use, such as for personal consumption, education, or to maintain such animals as pets. Chickens and ducks may not be kept, raised or used for commercial purposes, including but not limited to the sale of chickens/ducks or eggs or to convey the same for profit.

(C) Habitat

(1) Chickens and ducks may only be maintained outdoors in a predator-proof house, coop, or other structure that is thoroughly ventilated, of sufficient size to permit free movement of the fowl, designed to be easily accessed, cleaned, and maintained by the owner, and at least two square feet in size for each chicken and/or duck.

(2) All such structures are herein defined as "habitat" or "habitat structure" and shall be considered accessory structures as defined elsewhere in this Code. A permit for this and all other accessory structures shall be required as set for in Section 1137.08(g).

(3) In addition to the other conditions and restrictions applicable to accessory structures, any structure housing chickens and/or ducks must not be visible from the street or any public place and must be screened from abutting properties by either a privacy fence, wall, or opaque landscaping as permitted in the City to provide reasonable and appropriate cover to reduce, lessen, or obscure the visual impact of the structure.

(4) Any habitat structure must be located a minimum of 15 feet from any property line and must be located at least 75 feet from a dwelling on another parcel.

(5) Chickens and/or ducks shall be enclosed within the habitat structure at night from sunset to sunrise. If chickens and/or ducks are allowed by the owner to be outside of the structure from sunrise to sunset, the chickens and/or ducks must be contained within an area that is fenced or surrounded by other barriers ("containment area") so as to prevent access to the chickens and/or ducks by dogs or other predators, and to prevent chickens and/or ducks from travelling outside of the containment area.

(6) All areas in and around the habitat structure must be maintained in a clean, safe, sanitary and orderly manner for the health and welfare of the chickens and ducks as well as all other animals and persons. No part of the structure or surrounding area shall constitute a nuisance. In addition to the provisions and remedies set forth in the Property Maintenance Code, no person shall allow the chickens/ducks or the habitat to be a nuisance, including but not limited to allowing noxious odors or any noise of a loud or persistent and habitual nature.

(D) Permits

(1) No person shall keep a chicken and/or duck without a permit issued by the City. The Chief Building and Zoning Official has the authority to consider all such permit applications as well as revocations of any such permit. Applications for a permit shall be made in writing and submitted to the Chief Building and Zoning Official for approval.

(2) Any person submitting an application for a permit under this section shall consent to an inspection by the City of the property where the chickens and/or ducks will be kept.

(3) If the City becomes aware of a possible violation on the property subject to a permit under this section, the Chief Building and Zoning Official shall be permitted to inspect the property at any reasonable time after written notice to the occupants of the subject property is given, to determine whether or not a violation exists. If the Chief Building and Zoning Official determines that a violation of the City Ordinances exists, the property owner shall be notified to bring the property into compliance within a reasonable amount of time as determined by the Chief Building and Zoning Official. If the property is not brought into compliance within the time allotted, the permit shall be automatically revoked.

(E) Fee. A fee of $100.00 shall be due with the application, unless proof is provided that this is for a 4H or FFA project then the fee shall be $25.00.

(F) Penalty.

(1) Whoever violates this section is guilty of a minor misdemeanor for the first offense; guilty of a misdemeanor of the fourth degree for any subsequent offense. Upon conviction of any provisions of this Section, the permit shall be revoked and the chickens and/or ducks shall be removed from the premises. Each day the violation exists constitutes a separate violation.

(2) A new permit may not be issued for a residence where a permit has been revoked for two (2) years from the date of the last offence.

SECTION 2. Section 505.14(a) is hereby amended as follows:

505.14 ANIMALS PROHIBITED IN THE CITY; EXCEPTIONS.

(a) No person shall keep any hog, pig, horse, mule, cow, goat, sheep or any member of the equidae family, the bovidae family, or the suidae family, or any fowl or poultry **unless permitted in Section 505.19,** in any pen, yard, lot or other enclosure situated within the City.

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

_____
Ted. A. Berry, President of Council

Passed:
Effective:

_____
Richard L. Stage, Mayor

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

I Certify that this ordinance is correct as to form. _____
Stephen J. Smith, Director of Law

Date: 02/20/26	No.: C-10-26
Introduced By: Mr. Sturm	1st Reading: 3/02/26
Committee: Finance	Public Notice:
Originated By: Mr. Berry	2nd Reading:
Approved: Mr. Berry	Passed: Rejected:
Emergency: 30 Days:	Codified: Code No:
Current Expense: XX	Passage Publication:

ORDINANCE C-10-26

AN ORDINANCE TO APPROPRIATE $75,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF THE CARES HEALTHCARE REIMBURSEMENT PILOT PROGRAM

WHEREAS, Council created the CARES Healthcare Grant Pilot Program by passage of Ord. C-09-25; and

WHEREAS, a Committee was created to make recommendations and create a Pilot Program; and

WHEREAS, in October, 20205, Council accepted the recommendations and Pilot Program from the Committee by approving Ord. C-38-25; and

WHEREAS, in order to implement this Pilot Program, an appropriation is needed.

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

SECTION 1. There is hereby appropriated $75,000.00 from the unappropriated monies of the General Fund to account #100120.5513.00 for the Current Expense of the CARES Healthcare Reimbursement Pilot Program.

SECTION 2. The CARES Committee will create a matrix to determine success of the Program.

SECTION 3. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

_____
Ted A. Berry, 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: 03-23-26	No.: C-14-26
Introduced By: Mr. Sturm	1st Reading: 04/06/26
Committee: Finance	Public Notice: 04/07/26
Originated By: Mayor Stage	2nd Reading: 04/20/26
Approved:	Passed: ____ Rejected:
Emergency: ___ 30 Days: ____	Codified: ___ Code No:
Current Expense:	Passage Publication:

ORDINANCE C-14-26

AN ORDINANCE TO APPROPRIATE $1,142,950.96 FROM THE COUNTY PERMISSIVE MOTOR VEHICLE LICENSE FUND FOR THE CURRENT EXPENSE OF THE 2026 STREET MAINTENANCE PROGRAM AND THE MCDOWELL ROAD PROJECT

WHEREAS, the City has identified the need for various improvements as part of the 2026 Street Maintenance Program and the McDowell Road Project; and

WHEREAS, these improvements will include pavement repairs, curb replacement and resurfacing on Broadway, Hoover Road, Buckeye Parkway and White Road; and

WHEREAS, the total project costs are estimated to be in excess of $8,000,000; and

WHEREAS, the City has sufficient funds available for the $1,142,950.96 appropriation from the Permissive Motor Vehicle License Fund to cover a portion of the these projects costs; and

WHEREAS, these projects are located on roadways that are permitted to use the Permissive Motor Vehicle License Fund; and

WHEREAS, an appropriation of funds is necessary in order for the City to proceed forward with the improvements.

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

SECTION 1. There is hereby appropriated $1,142,950.96 from the unappropriated monies of the County Permissive Motor Vehicle License Fund to account number 106000.578000 for the current expense of the 2026 Street Maintenance Program and the McDowell Road Project.

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

_____
Ted A. Berry, 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: 04/13/26 | No.: CR-11-26
Introduced By: Mr. Sturm | 1st Reading: 04/20/26
Committee: Finance | Public Notice:
Originated By: Ms. Pfiffer | 2nd Reading:
Approved: Mr. Boso | Passed: Rejected:
Emergency: 30 Days: | Codified: Code No:
Current Expense: | Passage Publication:

RESOLUTION NO. CR-11-26

A RESOLUTION TO AUTHORIZE PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR ROAD SALT

WHEREAS, the City of Grove City, Ohio, County of Franklin, (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's annual winter road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and

b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and

c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and

d. The Political Subdivision's electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and

e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically submitted salt quantities from its awarded salt supplier during the contract's effective period; and

f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and

g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Friday, May 01, by 5:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt

of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

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

SECTION 1. This participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract.

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

_____
Ted A. Berry, President of Council

_____
Richard L. Stage, Mayor

Passed:
Effective: Attest: _____
Tami K. Kelly, Clerk of Council

I Certify that this
resolution is correct as to form.

_____
Stephen J. Smith, Director of Law