

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

Oct. 21, 2013

6:30 Caucus

7:00 – Reg. Meet.

PRESENTATION:

SAFETY: Mr. Davis

- | | |
|--------------------------|---|
| <u>Ordinance C-70-13</u> | Authorize the Charitable Solicitations Board to Issue a Permit to the Ohio Newsboys Association, Inc. per Section 371.06(b)(2) of the Codified Ordinances. Second reading and public hearing. |
| <u>Ordinance C-71-13</u> | Authorize the City Administrator to enter into a Multi-Year Cooperative Agreement with Franklin County. First reading. |
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LANDS: Ms. Klemack-McGraw

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| <u>Ordinance C-69-13</u> | Approve the Rezoning of 363+ acres located North and South of S.R. 665 and West of I-71 from PUD-I, IND-1, SD-3 and PUD-C to PUD-I with Text. Second reading and public hearing. |
| <u>Ordinance C-72-13</u> | Accept a certain Parcel of Real Estate and Dedicate such Parcel for Public Use. First reading. |
| <u>Resolution CR-48-13</u> | Approve the Development Plan for Physique Fitness located at the Northwest corner of Parkway Centre Drive and Buckeye Place. |
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ON FILE: Minutes of Oct. 07, Regular Council Meetings

Oct. 08 Minutes of Plan. Comm.

ACTION OF COUNCIL, Oct. 21, 2013

- SAFETY: Ord. C-70-13 – Char. Solic. Permit for Ohio News Boys Inc. (Charity Newsies)
1. Read title
 2. This ordinance has had its second reading and public hearing and I move it be approved.

- Ord. C-71-13 – Auth. City Admin. to enter into a Multi-Year Cooperative Agree. w/Fr. County
1. Read title
 2. This ordinance has had its first reading. Second reading and public hearing will be 11/4
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- LANDS: Ord. C-69-13 - Rezone 363+ acres located North and South of S.R. 665 and West of I-71 from PUD-I, IND-1, SD-3 and PUD-C to PUD-I with Text
1. Read title
 2. "This Ord. has had its second reading and public hearing and I move it be approved".

- Ord. C-72-13 -Accept a certain Parcel of Real Estate and Dedicate such Parcel for Public Use
1. Read title
 2. This ordinance has had its first reading. Second reading and public hearing will be 11/4

- Res. CR-48-13 – Dev. Plan for Physique Fitness, NW corner of Parkway Centre and Buckeye Pl.
1. Read title
 2. This resolution has had its reading and public hearing and I move it be approved.

Date: 09/23/13
Introduced By: Mr. Davis
Committee: Safety
Originated By: Ms. Kelly
Approved: Char. Sol. Board
Emergency: 30 Days: X
Current Expense:

No.: C-70-13
1st Reading: 10/07/13
Public Notice: 10/10/13
2nd Reading: 10/21/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-70-13

AN ORDINANCE TO AUTHORIZE THE CHARITABLE SOLICITATIONS BOARD TO ISSUE A PERMIT TO THE OHIO NEWSBOYS ASSOCIATION, INC PER SECTION 371.06(b)(2) OF THE CODIFIED ORDINANCES

WHEREAS, The Ohio Newsboys Association, Inc. have submitted an application to solicit donations by standing in the intersections of: Broadway & Park St., Stringtown & Thistlewood, and Stringtown & Hoover Roads; and

WHEREAS, in accordance with Section 371.06(b)(2) the Legislative Authority may authorize the issuance of such a Charitable Solicitations Permit when the request involved standing on a highway; and

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

SECTION 1. The Charitable Solicitations Board is hereby authorized to issue a permit for the Ohio Newsboys Association, Inc. for December 14, 2013 from 8:00 a.m. to 3:00 p.m. at the intersections of Broadway & Park Street, Stringtown & Thistlewood, and Stringtown & Hoover Roads to solicit charitable donations while standing on these highways.

SECTION 2. The Ohio Newsboys Association, Inc. will meet with the Grove City Police Division prior to the event to discuss safety procedures.

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: 10/15/13
Introduced By: Mr. Davis
Committee: Safety
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-71-13
1st Reading: 10/21/13
Public Notice: 10/24/13
2nd Reading: 11/04/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-71-13

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A MULTI-YEAR COOPERATIVE AGREEMENT WITH FRANKLIN COUNTY

WHEREAS, the City has historically operated its own analog public safety radio system; and

WHEREAS, the City intends to partner with Franklin County in the construction of a new digital radio system that will enable the City to also connect to the statewide Ohio Multi-Agency Radio Communications ("MARCS") system; and

WHEREAS, access to the Franklin County and MARCS systems will enable the City to communicate with numerous State, County and local law enforcement and other public entities; and

WHEREAS, under this proposed agreement, the City would be able to purchase equipment at the County and/or MARCS negotiated pricing and the City will only be responsible for an additional monthly subscription fee of \$5.00 per radio beginning in 2015; and

WHEREAS, the agreement term exceeds twelve (12) months and must be approved by Ordinance.

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

SECTION 1. The City Council hereby authorizes the City Administrator to execute the Franklin County Radio System Cooperative Agreement as set forth in Exhibit "A".

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

C-71-13
Exhibit "A"

Franklin County Radio System Cooperative Agreement.

This agreement is between the Board of Commissioners, Franklin County, Ohio (COUNTY) 373 S High St. Columbus Ohio 43215 and the City of Grove City, Ohio, (LICENSEE) 4035 Broadway, Grove City Ohio 43123 for the cooperative joint provisioning and beneficial use of communications resources.

Section 1 Use of Communications Systems. Subject to the terms and conditions of this agreement, the COUNTY agrees to make available the countywide 700/800 MHz Radio System for routine radio communications between and among LICENSEE radio users and with other authorized users of the radio system. This agreement becomes effective upon the date of execution by the COUNTY and will remain in effect as long as the 700/800 MHz Digital Radio System is in operation or until terminated by one or both parties.

A. LICENSEE will allow the use of their five (5) FCC licensed 800 MHz frequencies by the COUNTY in the best manner and locations for operation as part of the Franklin County Digital 700/800MHz system.

B. LICENSEE will allow the COUNTY to construct an antenna system and the necessary equipment shelter, at/on the water tower located at 5320 Discovery Dr., Grove City, Ohio. All work is subject to Grove City Water Division and City of Columbus Water Division standards. Appropriate building permits and other necessary approvals will be required for all work per city ordinances.

C. All manufacturer pricing for equipment or hardware, negotiated by the COUNTY or Ohio MARCS, will be available to Grove City, including associated public agencies, as a partner.

D. At the discretion of the LICENSEE, all radios will have the capability to roam to the County and the Multi-Agency Radio Communication System (MARCS) towers identified in the County/State agreement.

E. LICENSEE radios will be subject to a subscription fee of \$5.00 per radio per month, beginning January 1, 2015. Agencies that are dispatched by Grove City shall be subject to the same access fee on January 1, 2015. Prior to January 1, 2015 all services provided hereunder shall be at no cost to LICENSEE.

Section 2 Termination. Either party may terminate this agreement upon one hundred and twenty (120) days written notification to the other party.

Section 3 County Obligations. During the term of this agreement, the COUNTY shall:

A. Provide the necessary repeaters, control equipment and sufficient talkgroups or data connectivity to allow routine communications between all users on the system.

B. Maintain the 700/800 MHz Radio System in good working order. This does not guarantee that the system will be error free or without malfunction, or that all system features will be available at all times.

C. Maintain the Federal Communications Commission licenses on COUNTY licensed frequencies that grant authority to the Public Safety and Public Service agencies to operate legally on the assigned radio channels.

D. Maintain copies of records for all radios on the system.

- E. Provide programming information for user radios as needed because of operational changes or new access to the radio system.
- F. Notify the LICENSEE when the COUNTY becomes aware that equipment under the control of the LICENSEE is not operating as specified by the manufacturer.
- G. Give the LICENSEE adequate time to affect repairs to equipment under the control of the LICENSEE.
- H. Invoice the LICENSEE monthly for payments due the COUNTY as set forth in this agreement.
- I. Subject to the terms of this agreement, the LICENSOR agrees that the COUNTY has the responsibility to control the system so as to best provide for the health and safety of the citizens of Franklin County.

SECTION 4 Licensee Obligations. During the term of this agreement, the LICENSEE shall:

- A. Use the radio system solely for public purposes and not for financial or personal gain, or any other purpose.
- B. Maintain all equipment used on the system to keep it within the manufacturer's specifications and in accordance with applicable laws and regulations.
- C. Provide the COUNTY with copies of work orders for maintenance and service on all equipment that has radio frequency transmitting capability and is programmed to operate on the county system, upon request.
- D. Maintain the Federal Communications Commission licenses on the LICENSEE'S frequencies that grant authority to the Public Safety and Public Service agencies to operate legally on the assigned radio channels
- E. Allow access for technical personnel who are trouble-shooting a system issue or problem access to equipment under the control of LICENSEE when needed, in a cooperative manner.
- F. Notify the COUNTY ahead of time when planning to add, modify or remove equipment connected to the system. Only Motorola approved equipment shall be directly connected to the system.
- G. The LICENSEE will manage their assigned radio ID's and talk groups under the direction of a System Administrator. The LICENSEE shall maintain records of their radios and make these available to the COUNTY upon request.
- H. Not transfer, give, sell, loan or otherwise convey system software, computer data, hex codes, identification number listings, programming templates, talk group assignments, or other intellectual products related to the system operation.
- I. Pay the amounts due to the COUNTY in a timely manner.
- J. Maintain Worker's Compensation Liability Insurance as required by Ohio law for any work to be performed within the State of Ohio, as it applies by law.

K. Be responsible for payment of repair charges on all radio equipment owned by Grove City, as well as the purchase or all consumable items including batteries, antennas and accessories.

L. LICENSEE is solely responsible for providing its users with user radio equipment for daily operations. (Portable or mobile radios, dispatch center equipment, and other user equipment)

Section 5 Notices. Except as specifically provided otherwise, all notices, consents and communications hereunder shall be given in writing and sent by certified mail to the respective addresses provided on the signature page of this document. The notice shall be deemed to be given upon receipt thereof, and shall be sent to the addresses provided herein.

Section 6 Amendments/Modifications. No modification of or amendment to this Agreement shall be effective or binding on either party unless mutually agreed in writing and signed by both parties.

Section 7 Governing Law. This Agreement shall be governed by the laws of the State of Ohio (regardless of the laws that might be applicable under principles of conflicts of law) as to all matters, including but not limited to matters of validity, construction, effect, and performance. All actions regarding this Agreement shall be formed and venue in a court of competent subject matter jurisdiction in Franklin County, Ohio and the parties hereby consent to the jurisdiction of such courts.

IN WITNESS THEREOF, the parties to this agreement have caused this agreement to be executed on this

_____ day of _____, 2013.

LICENSEE

City of Grove City
4035 Broadway
Grove City Ohio 43123

COUNTY

Board of Commissioners, Franklin County
373 S High St
Floor 26
Columbus, Ohio 43215

Charles W. Boso, Jr., City Administrator

John O'Grady, President

William Vedra, Jr., Safety Director

Paula Brooks, Commissioner

Marilyn Brown, Commissioner

Date: 09/11/13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-69-13
1st Reading: 09/16/13
Public Notice: 09/19/13
2nd Reading: 10/21/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-69-13

AN ORDINANCE FOR THE REZONING OF 363+ ACRES LOCATED NORTH AND SOUTH OF S.R. 665 AND WEST OF I-71 FROM PUD-I, IND-1, SD-3 AND PUD-C TO PUD-I WITH TEXT

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

WHEREAS, the Planning Commission approved the rezoning on September 3, 2013; 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 PUD-I, IND-1, SD-3 & PUD-C to PUD-I w/Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1371, 1365 and 1434 *and being 323.2, 17.7 and 21.3 acres conveyed to Solid Waste Authority of Central Ohio, as recorded in Official Records, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

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-69-13

Exhibit "A"

RECEIVED

AUG 28 2013

EXHIBIT "C": LEGAL DESCRIPTION OF PROPERTY GC PLANNING COMMISSION

**E.P. Ferris & Associates, Inc.
880 King Ave
Columbus, Oh 43212
Tel: (614) 299-2999
Fax: (614) 299-2992**

**PART ONE:
ZONING DESCRIPTION
SOLID WASTE AUTHORITY OF CENTRAL OHIO
323.2 +/- ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Surveys 1371 and 1434, and being part of the remainder of a 96.322 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200406160138975, Parcel One-Tract One, part of the remainder of a 131.091 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200406160138975, Parcel One-Tract Two, part of the remainder of a 17.742 acre tract conveyed to SWACO (Solid Waste Authority of Central Ohio) as described in Instrument Number 200710180181773, part of a 94.99 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 201201060002474, part of a 5.01 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200002020023618, and part of a 0.578 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200406160138975, Parcel Three, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the northeast corner of a 0.069 acre tract conveyed to City of Grove City, Ohio as described in Instrument Number 201004280051202, the northwest corner of a 0.057 acre tract conveyed to City of Grove City, Ohio as described in Instrument Number 201209280145376, the southeast corner of the remainder of a 2.768 acre tract conveyed to Galli Properties, LLC as described in Instrument Number 200602280038055, being an angle point in the south line of said 96.322 acre tract and in the northerly right-of-way line of London-Groveport Road (S.R. 665) (Width Varies);

thence northerly, with the east line of the remainder of said 2.768 acre tract and the south line of said 96.322 acre tract, North 02° 48' 27" East, 390.0 feet to the northeast corner of said 2.768 acre tract and an angle point in the south line of the remainder of said 96.322 acre tract;

thence westerly, with the north line of the remainder of said 2.768 acre tract and the south line of the remainder of said 96.322 acre tract, North 87° 11' 33" West, 298.0 feet to the northwest corner of said 2.768 acre tract and an angle point in the south line of the remainder of said 96.322 acre tract;

thence southerly, with the west line of the remainder of said 2.768 acre tract and the south line of the remainder of said 96.322 acre tract, South 03° 00' 54" West, 180.0 feet to the northeast corner of a 0.573 acre tract conveyed to John K. Price as described in Instrument Number 200001040002555, and an angle point in the south line of said 96.322 acre tract and an angle point in the corporation line of the City of Grove City and Jackson Township as described in Instrument Number 199909200237661, Ord. No. C-61-99;

thence westerly, with said corporation line, the north line of said 0.573 acre tract, the south line of the remainder of said 96.322 acre tract, the north line of a 0.576 acre tract conveyed to John K. Price as described in Instrument Number 200102230036332, North 83° 34' 05" West, 200.0 feet to northwest corner of said 0.578 acre tract and the northeast corner of a 0.578 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200406160138975, Parcel Three;

thence southerly, with the west line of said 0.576 acre tract and the east line of said 0.578 acre tract, South 03° 00' 54" West, 221.1 feet to the northerly right-of-way line of London-Groveport Road;

thence westerly, with the northerly right-of-way line of London-Groveport Road, crossing said 0.578 acre tract, North 83° 34' 05" West, 76.0 feet to and angle point in said northerly right-of-way line;

thence westerly, with the northerly right-of-way line of London-Groveport Road, crossing said 0.578 acre tract, said 94.99 acre tract, and said 5.01 acre tract, North 83° 14' 21" West, 1420.2 feet to the westerly line of said 94.99 acre tract and the east line of a 75 acre tract conveyed to Virgil H. Sidner, Trustee of the Virgil H. Sidner Trust Dated the 23rd Day of October, 2001 as described in Instrument Number 200111140263752, Tract III, and the Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust Dated the 23rd Day of October, 2001 as described in Instrument Number 200111140263753, Tract III;

thence northerly, with the west line of said 94.99 acre tract, the east line of said 75 acre tract, and the east line of a 76.24 acre tract conveyed to Virgil H. Sidner, Trustee of the Virgil H. Sidner Trust Dated the 23rd Day of October, 2001 as described in Instrument Number 200111140263752, Tract I, and the Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust Dated the 23rd Day of October, 2001 as described in Instrument Number 200111140263753, Tract I, North 02° 47' 44" East, 3094.9 feet to the northwest corner of said 94.99 acre tract, the northeast corner of said 76.24 acre tract, being in the south line of the remainder of an 89.25 acre tract conveyed to Ronald R. Kientz, Tr., Et. Al. as described in Instrument Number 200512060257197;

thence easterly, with the north line of said 94.99 acre tract, the south line of the remainder of said 89.25 acre tract and the south line of a 130 acre tract conveyed to Rebecca J. Priwer as described in Instrument Number 200807310116550, the north line of said 96.322 acre tract, and said corporation line, South 87° 29' 40" East, 2764.2 feet to the northeast corner of the remainder of said 96.322 acre tract, an angle point in the

south line of said 130 acre tract, and being in the west line of the remainder of said 131.091 acre tract, being in the westerly V.M.S. line for Survey 1434 and the easterly V.M.S. line for Survey 1371;

thence northerly, with said corporation line, the west line of the remainder of said 131.091 acre tract, the south line of said 130 acre tract, the westerly line of said V.M.S. Survey 1434, and the easterly line of said V.M.S. Survey 1371, North 02° 51' 04" East, 928.0 feet to the northwest corner of the remainder of said 131.091 acre tract, an angle point in the south line of said 130 acre tract;

thence easterly, with said corporation line, the north line of the remainder of said 131.091 acre tract, and the south line of said 130 acre tract, South 87° 50' 29" East, 1349.8 feet to an angle point in said corporation line, the northeast corner of said 131.091 acre tract and the northwest corner of a 5.5367 acre tract conveyed to George J. Jacobs and Tammie L. Jacobs as described in Instrument Number 201203060030615;

thence southerly, with said corporation line, the east line of the remainder of said 131.091 acre tract, the west line of said 5.5367 acre tract, the west line of a 5.2298 acre tract conveyed to William B. Collins and Cynthia L. Wing as described in Instrument Number 200007060133500, the west line of a 10.0008 acre tract conveyed to Charles William Schulz, Jr. and Stella M. Schulz as described in Instrument Number 200603140047542, Parcel I, and the west line of a 5.0012 acre tract conveyed to Charles William Schulz, Jr. and Stella M. Schulz as described in Instrument Number 200603140047542, Parcel II, South 02° 15' 24" West, 1414.4 feet to an angle point in said corporation line, an angle point in the east line of said 131.091 acre tract and the southwest corner of said 5.0012 acre tract;

thence easterly, with said corporation line, the east line of the remainder of said 131.091 acre tract and the south line of said 5.0012 acre tract South 88° 41' 16" East, 748.0 feet to an angle point in said corporation line, an angle point in the east line of said 131.091 acre tract and an angle point in the south line of said 5.0012 acre tract;

thence southerly, with said corporation line, the east line of the remainder of said 131.091 acre tract and the south line of said 5.0012 acre tract South 01° 31' 17" West, 19.6 feet to an angle point in said corporation line, an angle point in the east line of said 131.091 acre tract and an angle point in the south line of said 5.0012 acre tract;

thence easterly, with said corporation line, the east line of the remainder of said 131.091 acre tract and the south line of said 5.0012 acre tract South 88° 40' 33" East, 370.2 feet to an angle point in said corporation line, an angle point in the east line of said 131.091 acre tract and being in the westerly right-of-way line of Haughn Road (Width Varies);

thence southerly, with said corporation line, the westerly right-of-way line of Haughn Road, and the east line of the remainder of said 131.091 acre tract, South 01° 28' 01" West, 196.1 feet to an angle point in said corporation line and an angle point in the east line of said 131.091 acre tract

thence southerly, with said corporation line, the westerly right-of-way line of Haughn Road, and the east line of the remainder of said 131.091 acre tract, South 01° 32' 23" West, 184.4 feet to an angle point in said corporation line, an angle point in the east line of said 131.091 acre tract, and being in the north line of a 5.2995 acre tract conveyed to John A. Remmenga as described in Official Record Volume 9757 B03;

thence westerly, with said corporation line, the east line of the remainder of said 131.091 acre tract, and the north line of said 5.2995 acre tract, North 88° 40' 34" West, 1123.1 feet to an angle point in said corporation line, an angle point in the east line of said 131.091 acre tract, and being the northwest corner of said 5.2995 acre tract;

thence southerly, with said corporation line, the east line of the remainder of said 131.091 acre tract, the west line of said 5.2995 acre tract, the west line of a 5.3107 acre tract conveyed to John E. Remmenga and Doris E. Remmenga as described in Instrument Number 201108310109182, the west line of a 5.3128 acre tract conveyed to John D. and Mary L. Strawser as described in Official Record Volume 16051 C02, the west line of a 5.3329 acre tract conveyed to Tomas E. Radel as described in Instrument Number 199812090317736, the west line of a 8.8262 acre tract conveyed to Evergreen Storage, LLC as described in Instrument Number 200404300098020, South 02° 13' 32" West, 1122.8 feet to an angle point in the east line of said 131.091 acre tract and the northeast corner of a 17.742 acre tract conveyed to SWACO (Solid Waste Authority of Central Ohio) as described in Instrument Number 200710180181773;

thence southerly, with the east line of the remainder of said 17.742 acre tract, the west line of said 8.8262 acre tract, and the west line of a 5.3663 acre tract conveyed to John D. Strawser and Mary L. Strawser as described in Instrument Number 199809110231514, South 02° 13' 32" West, 276.6 feet to an angle point in the east line of said 17.742 acre tract and the southwest corner of said 5.3663 acre tract;

thence easterly, with the east line of the remainder of said 17.742 acre tract and the south line of said 5.3663 acre tract, South 88° 36' 08" East, 207.8 feet to an angle point in the east line of said 17.742 acre tract and the northwest corner of the remainder of a 27.184 acre tract conveyed to Roy J. Walls and Debbie Walls as described in Official Record Volume 31347 D04;

thence southerly, with the east line of the remainder of said 17.742 acre tract and the west line of the remainder of said 27.184 acre tract, South 03° 36' 32" West, 770.0 feet to an angle point in the east line of said 17.742 acre tract, the southwest corner of the remainder of said 27.184 acre tract and being in the westerly right-of-way line of Haughn Road;

thence southwesterly, with the westerly right-of-way line of Haughn Road and the east line of the remainder of said 17.742 acre tract, South 47° 31' 34" West, a distance of 9.7 feet to the intersection of the westerly and northerly right-of-way lines of Haughn Road;

thence westerly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 17.742 acre tract, along a curve to the right with an arc length of

48.49 feet, a radius of 40.00 feet, a central angle of $69^{\circ} 27' 30''$, and a chord which bears South $82^{\circ} 15' 19''$ West, a distance of 45.58 feet to an angle point in said northerly right-of-way line;

thence southwesterly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 17.742 acre tract, North $63^{\circ} 00' 57''$ West, a distance of 67.2 feet to an angle point in said northerly right-of-way line;

thence westerly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 17.742 acre tract, along a curve to the left with an arc length of 107.71 feet, a radius of 535.00 feet, a central angle of $11^{\circ} 32' 05''$, and a chord which bears North $68^{\circ} 46' 59''$ West, a distance of 107.53 feet to an angle point in said northerly right-of-way line;

thence westerly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 17.742 acre tract, the remainder of said 131.091 acre tract, and the remainder of said 96.322 acre tract, North $74^{\circ} 33' 02''$ West, a distance of 1485.4 feet to an angle point in said northerly right-of-way line;

thence westerly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, along a curve to the left with an arc length of 258.88 feet, a radius of 1181.00 feet, a central angle of $12^{\circ} 33' 34''$, and a chord which bears North $80^{\circ} 49' 49''$ West, a distance of 258.36 feet to an angle point in said northerly right-of-way line;

thence westerly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, North $87^{\circ} 06' 36''$ West, a distance of 55.9 feet to an angle point in said northerly right-of-way line;

thence northwesterly, with the northerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, along a curve to the right with an arc length of 62.77 feet, a radius of 40.00 feet, a central angle of $89^{\circ} 55' 03''$, and a chord which bears North $42^{\circ} 09' 04''$ West, a distance of 56.53 feet to the intersection of the northerly right-of-way line of Haughn Road and the easterly right-of-way line of Gateway West Drive (Width Varies);

thence northerly, with the easterly right-of-way line of Gateway West Drive and crossing the remainder of said 96.322 acre tract, North $02^{\circ} 48' 27''$ East, a distance of 305.1 feet to the northeast corner of Gateway West Drive;

thence westerly, with the northerly right-of-way line of Gateway West Drive and crossing the remainder of said 96.322 acre tract, North $87^{\circ} 11' 33''$ West, a distance of 65.0 feet to the northwest corner of Gateway West Drive;

thence southerly, with the westerly right-of-way line of Gateway West Drive and crossing the remainder of said 96.322 acre tract, South $02^{\circ} 48' 27''$ West, a distance of 928.0 feet to an angle point in said westerly right-of-way line;

thence southwesterly, with the westerly right-of-way line of Gateway West Drive and crossing the remainder of said 96.322 acre tract, South 49° 37' 11" West, a distance of 20.5 feet to the intersection of said westerly right-of-way line and the northerly right-of-way line of London Groveport Road, being the northeast corner of said 0.057 acre tract and in the south line of the remainder of said 96.322 acre tract;

thence westerly, with the northerly right-of-way line of London Groveport Road, the north line of said 0.057 acre tract, and the south line of the remainder of said 96.322 acre tract, North 83° 34' 05" West, a distance of 255.2 feet to the **TRUE POINT OF BEGINNING**, containing approximately 323.2 acres and encompasses parcel numbers: 040-010224, 040-010232, 160-000018, 160-001744, 160-002580

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on January 10, 2013.

THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.

PART TWO
ZONING DESCRIPTION
SOLID WASTE AUTHORITY OF CENTRAL OHIO
17.7 +/- ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, Virginia Military Surveys 1371 and 1434, and being part of the remainder of a 96.322 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200406160138975, Parcel One-Tract One, part of the remainder of a 131.091 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200406160138975, Parcel One-Tract Two, part of the remainder of a 0.537 acre tract conveyed to Solid Waste Authority of Central Ohio, as described in Instrument Number 200406160138975, Parcel Two, and part of the remainder of a 17.742 acre tract conveyed to SWACO (Solid Waste Authority of Central Ohio) as described in Instrument Number 200710180181773, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Commencing at the southeast corner of a 0.115 acre tract conveyed to the City of Grove City, Ohio as described in Instrument Number 200010030200746, Parcel 1, the southwest corner of a 1.057 acre tract conveyed to the City of Grove City, Ohio as described in Instrument Number 200010030200746, Parcel 2, being in the centerline of London Groveport Road (S.R. 665) (Width Varies), being in the westerly V.M.S. line for Survey 1434 and the easterly V.M.S. line for Survey 1371;

thence westerly, with the centerline of said London Groveport Road and the south line of said 0.115 acre tract, North 83° 34' 05" West, 100.0 feet to the southwest corner of said 0.115 acre tract and the southeast corner of a 1.115 acre tract conveyed to City of Grove City, Ohio as described in Instrument Number 200003200053802;

thence northerly, leaving said centerline with the west line of said 0.115 acre tract, the east line of said 1.115 acre tract, and crossing a 0.228 acre tract conveyed to City of Grove City as described in Instrument Number 201209280145376, North 02° 51' 04" East, 60.1 feet to the north line of said 0.228 acre tract, the southwest corner of the remainder of said 0.537 acre tract, an angle point in the south line of the remainder of said 96.322 acre tract, being the northerly right-of-way line of London Groveport Road, and being **TRUE POINT OF BEGINNING**;

thence westerly, with the northerly right-of-way line of London Groveport Road, the north line of said 0.228 acre tract, and the south line of the remainder of said 96.322 acre tract, North 83° 34' 05" West, 300.2 feet to the intersection of said northerly right-of-way line and the easterly right-of-way line of Gateway West Drive (Width Varies), being an angle point in the south line of the remainder of said 96.322 acre tract;

thence northwesterly, with the easterly right-of-way line of Gateway West Drive and the south line of the remainder of said 96.322 acre tract, North 40° 22' 29" West, 39.1 feet to an angle point in said easterly right-of-way line and the south line of the remainder of said 96.322 acre tract;

thence northerly, continuing with the easterly right-of-way line of Gateway West Drive and the south line of the remainder of said 96.322 acre tract, North 04° 02' 07" West, 71.4 feet to an angle point in said easterly right-of-way line and the south line of the remainder of said 96.322 acre tract;

thence northerly, continuing with the easterly right-of-way line of Gateway West Drive and the south line of the remainder of said 96.322 acre tract, North 02° 48' 27" East, 386.3 feet to the intersection of said easterly right-of-way line and the southerly right-of-way line of Haughn Road (Width Varies);

thence northeasterly, with the southerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, along a curve to the right with an arc length of 54.51 feet, a radius of 40.00 feet, a central angle of 78° 04' 57", and a chord which bears North 41° 50' 56" East, a distance of 50.39 feet to an angle point in said southerly right-of-way line;

thence easterly, continuing with the southerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, North 80° 53' 24" East, 45.9 feet to an angle point in said southerly right-of-way line;

thence easterly, continuing with the southerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, South 87° 06' 36" East, 19.0 feet to an angle point in said southerly right-of-way line;

thence easterly, continuing with the southerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, along a curve to the right with an arc length of 243.53 feet, a radius of 1111.00 feet, a central angle of 12° 33' 34", and a chord which bears South 80° 49' 49" East, a distance of 243.05 feet to an angle point in said southerly right-of-way line;

thence easterly, continuing with the southerly right-of-way line of Haughn Road and crossing the remainder of said 96.322 acre tract, the remainder of said 131.091 acre tract, and the remainder of said 17.742 acre tract, South 74° 33' 02" East, 1485.4 feet to an angle point in said southerly right-of-way line;

thence easterly, with the southerly right-of-way line of Haughn Road and crossing the remainder of said 17.742 acre tract, along a curve to the right with an arc length of 105.63 feet, a radius of 465.00 feet, a central angle of 13° 00' 55", and a chord which bears South 68° 02' 34" East, a distance of 105.40 feet to an angle point in said southerly right-of-way line;

thence southerly, with the southerly right-of-way line of Haughn Road and crossing the remainder of said 17.742 acre tract, South 07° 00' 16" East, 65.2 feet to the southeast corner of said Haughn Road, being in the east line of said 17.742 acre tract and the

west line of a 0.866 acre tract conveyed to City of Grove City, Ohio as described in Instrument Number 201010260142470, and being in the corporation line of the City of Grove City and Jackson Township as described in Instrument Number 199909200237661, Ord. No. C-61-99;

thence southwesterly, with said corporation line, the east line of the remainder of said 17.742 acre tract and the west line of said 0.866 acre tract, South 47° 31' 34" West, 54.7 feet to an angle point in said corporation line, east line, and west line;

thence southwesterly, with said corporation line, the east line of the remainder of said 17.742 acre tract and the west line of said 0.866 acre tract, South 32° 36' 05" West, 50.4 feet to the northeast corner of the remainder of a 0.876 acre tract conveyed to J. Steven Evans as described in Official Record Volume 12375 A01 and being an angle point in said corporation line;

thence westerly, with said corporation line, crossing the remainder of said 17.742 acre tract with the north line of the remainder of said 0.876 acre tract, North 83° 27' 42" West, 260.0 feet to the northwest corner of the remainder of said 0.876 acre tract and an angle point in said corporation line;

thence southerly, with said corporation line, crossing the remainder of said 17.742 acre tract with the west line of the remainder of said 0.876 acre tract, South 06° 32' 18" West, 115.0 feet to the southeast corner of the remainder of said 17.742 acre tract, the southwest corner of the remainder of said 0.876 acre tract, the northwest corner of a 0.262 acre tract conveyed to City of Grove City as described in Instrument Number 201203260041078 and the northeast corner of a 0.265 acre tract conveyed to City of Grove City as described in Instrument Number 201209280145376, being in the northerly limited access right-of-way line of London-Groveport Road;

thence westerly, with said northerly limited access right-of-way line, the south line of the remainder of said 17.742 acre tract and said north line of said 0.265 acre tract, North 86° 15' 46" West, 211.7 feet to the southwest corner of the remainder of said 17.742 acre tract, the northwest corner of said 0.265 acre tract, the northeast corner of said 1.057 acre tract and the southeast corner of the remainder of said 131.091 acre tract;

thence westerly, with said northerly limited access right-of-way line, the north line of said 1.057 acre tract, and the south line of the remainder of said 131.091 acre tract, North 83° 34' 05" West, 531.3 feet to the southeast corner of said 0.228 acre tract, being the northerly right-of-way line of London-Groveport Road;

thence northwesterly, with said northerly right-of-way line, the north line of said 0.228 acre tract, and the south line of the remainder of said 131.091 acre tract, North 26° 11' 10" West, 29.7 feet to an angle point in said northerly right-of-way line, north line, and south line;

thence southwesterly, with said northerly right-of-way line, the north line of said 0.228 acre tract, and the south line of the remainder of said 131.091 acre tract, South 63° 50'

39" West, 27.9 feet to and angle point in said northerly right-of-way line, north line, and south line;

thence westerly, with said northerly right-of-way line, the north line of said 0.228 acre tract, the south line of the remainder of said 131.091 acre tract, and the south line of the remainder of said 0.573 acre tract, North 83° 34' 05" West, 451.3 feet to the **TRUE POINT OF BEGINNING**, containing approximately 17.7 acres and encompasses parcel numbers: 040-010224, 040-010232, 160-001815.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on January 10, 2013.

THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.

PART THREE
ZONING DESCRIPTION
SOLID WASTE AUTHORITY OF CENTRAL OHIO
21.3 +/- ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Nos. 1365 and 1434, and being all of the remainder of a 23.541 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 200908310127034, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the northwest corner of the remainder of said 23.541 acre tract, the northeast corner of the remainder of a 104.721 acre tract conveyed to Solid Waste Authority of Central Ohio as described in Instrument Number 1998111802997406, the southeast corner of a 0.478 acre tract conveyed to City of Grove City as described in Instrument Number 201209280145376, and the southwest corner of a 0.929 acre tract conveyed to City of Grove City as described in Instrument Number 201209280145376, being in the southerly limited access right-of-way line of London Groveport Road (S.R. 665) (Width Varies);

thence easterly, with said southerly limited access right-of-way line, the north line of the remainder of said 23.541 acre tract, and the south line of said 0.929 acre tract, South 83° 34' 05" East, 265.0 feet to an angle point in said southerly limited access right-of-way line, north line, and south line;

thence easterly, with said southerly limited access right-of-way line, the north line of the remainder of said 23.541 acre tract, and the south line of said 0.929 acre tract, South 72° 15' 29" East, 102.0 feet to an angle point in said southerly limited access right-of-way line, north line, and south line;

thence easterly, with said southerly limited access right-of-way line, the north line of the remainder of said 23.541 acre tract, and the south line of said 0.929 acre tract, South 83° 34' 05" East, 125.4 feet to the an angle point in said north line, and being the northwest corner of a 0.640 acre tract conveyed to City of Grove City as described in Instrument Number 201202230025615 and the southwest corner of a 0.643 acre tract conveyed to City of Grove City as described in Instrument Number 201202230025615;

thence southerly, with the north line of the remainder of said 23.541 acre tract and the west line of said 0.640 acre tract, South 06° 26' 52" West, 85.0 feet to the an angle point in said north line and the southwest corner of said 0.640 acre tract;

thence easterly, with the north line of the remainder of said 23.541 acre tract and the south line of said 0.640 acre tract, South 83° 28' 12" East, 397.9 feet to the northeast corner of the remainder of said 23.541 acre tract and the southeast corner of said 0.640 acre tract, being in the westerly limited access right-of-way line of Interstate 71 as shown in Right-of-Way Plans FRA 62-2-2.12;

thence southerly, with the east line of the remainder of said 23.541 acre tract and the westerly limited access right-of-way line of Interstate 71, South 14° 56' 57" West, 688.4 feet to an angle point in said east line and said westerly limited access right-of-way line;

thence southwesterly, with the east line of the remainder of said 23.541 acre tract and the westerly limited access right-of-way line of Interstate 71, South 42° 33' 57" West, 583.7 feet to an angle point in said east line and said westerly limited access right-of-way line;

thence southwesterly, with the east line of the remainder of said 23.541 acre tract and the westerly limited access right-of-way line of Interstate 71, with a curve to the right have a radius of 5579.58 and a chord which bears South 51° 02' 57" West, a distance of 495.45 feet to an angle point in westerly limited access right-of-way line, the southwest corner of the remainder of said 23.541 acre tract and the southeast corner of the remainder of said 104.721 acre tract;

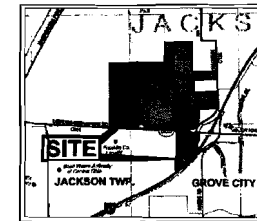
thence northerly, with the west line of the remainder of said 23.541 acre tract and the east line of the remainder of said 104.721 acre tract, North 03° 01' 40" East, 1614.4 feet to the **POINT OF BEGINNING**, containing approximately 21.3 acres and encompasses parcel number: 160-001580

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on January 10, 2013.

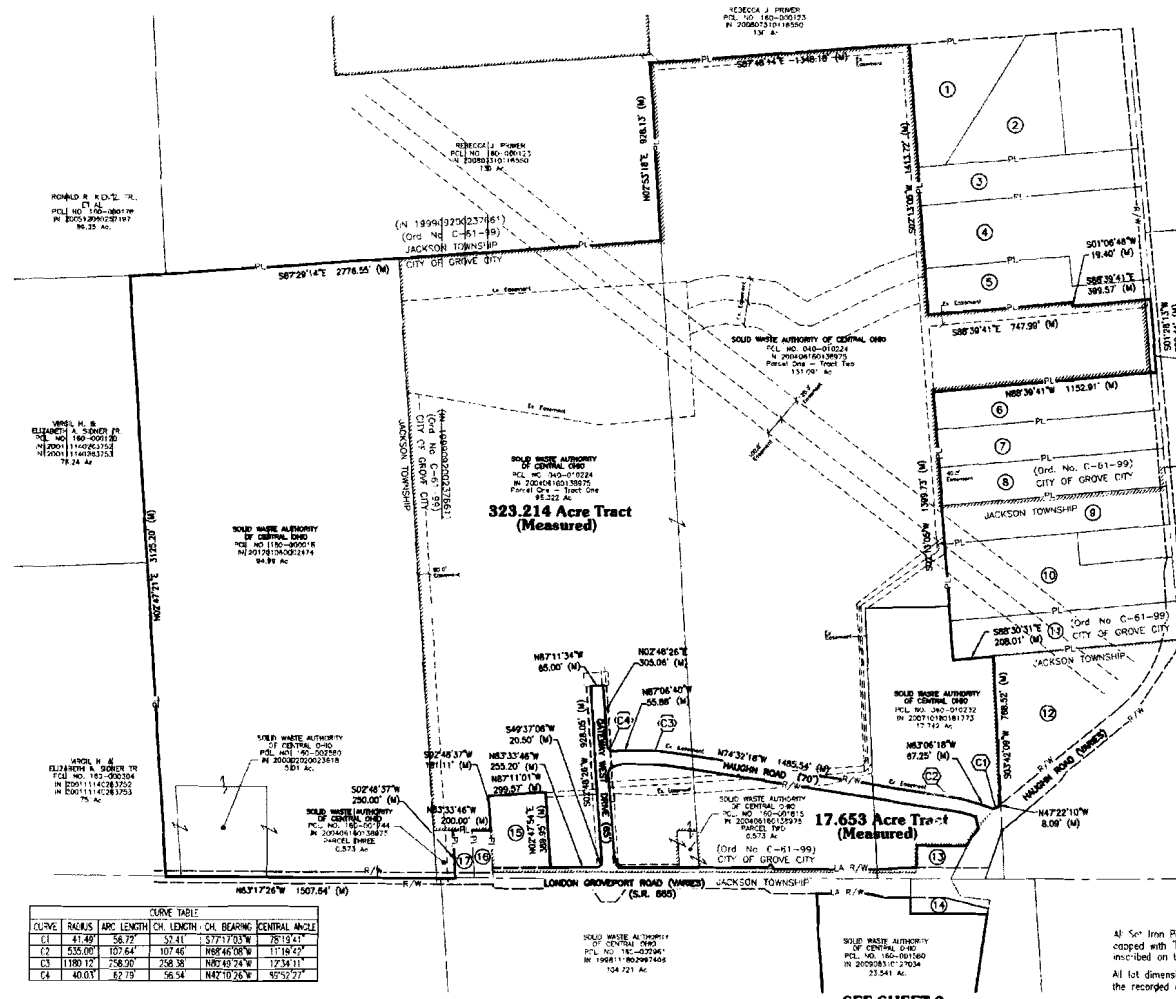
THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.

BOUNDARY SURVEY **323.214 Acre Tract and a 17.653 Acre Tract** **21.174 Acre Tract**

Located in State of Ohio, County of Franklin, Township of Jackson, City of Grove City,
 Virginia Military Survey Nos. 1371 and 1434



VICINITY MAP
 N.T.S.



- ① GEORGE J. & TAMMIE L. JACOBS
 P.C. NO. 160-002602
 5.5951 Ac.
- ② CITI MORTGAGE INC.
 P.C. NO. 160-002598
 2.768 Ac.
- ③ WILLIAM S. COLLINS & CYRIL L. WING
 P.C. NO. 160-002812
 2.7298 Ac.
- ④ CHARLES W. JR. & MELISSA S. SCHULZ
 P.C. NO. 160-002801
 10.0008 Ac.
- ⑤ CHARLES W. JR. & MELISSA S. SCHULZ
 P.C. NO. 160-002800
 5.0512 Ac.
- ⑥ JOHN A. REMANEKA
 P.C. NO. 160-002504
 5.2895 Ac.
- ⑦ JOHN E. REMANEKA TR.
 P.C. NO. 160-002807
 5.3107 Ac.
- ⑧ JOHN D. & MARY L. STRAMBER
 P.C. NO. 160-002811
 2.3128 Ac.
- ⑨ THOMAS E. RABEL
 P.C. NO. 040-010560
 5.3529 Ac.
- ⑩ EVERGREEN STORAGE LLC
 P.C. NO. 040-010107
 8.6292 Ac.
- ⑪ JOHN D. & MARY L. STRAMBER
 P.C. NO. 040-010231
 5.3862 Ac.
- ⑫ ROY J. & DEBBIE WALLS
 P.C. NO. 160-000230
 27.184 Ac.
- ⑬ STEVEN E. DAVIS
 P.C. NO. 160-001712
 0.876 Ac.
- ⑭ CITY OF GROVE CITY
 P.C. NO. 160-001791
 0.840 Ac.
- ⑮ CALLI PROPERTIES LLC
 P.C. NO. 040-010395
 2.768 Ac.
- ⑯ JOHN K. PRICE
 P.C. NO. 160-001829
 5.073 Ac.
- ⑰ JOHN K. PRICE
 P.C. NO. 160-001745
 0.578 Ac.

SEE SHEET 2

All 5/8" Iron Pins are 5/8" Rebar, plastic capped with E.P. FERRIS SURVEYOR 82307 inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field survey was conducted on 05-23-12.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: Matthew P. Ferris, P.E., P.S.
 Registered Surveyor No. 82307

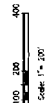
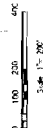
DATE: 06-10-13

Exhibit D
 (page 1 of 2)

Scale: 1" = 300'

CURVE	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING	CENTRAL ANGLE
C1	41.40	58.77	57.41	S77°57'03"W	78°10'47"
C2	535.00	107.64	107.46	N88°46'08"W	17°18'42"
C3	1180.12	258.30	258.38	N88°49'24"W	17°34'11"
C4	40.03	67.79	56.54	N87°10'26"W	67°52'27"

PLANS PREPARED BY:
E.P. FERRIS
 AND ASSOCIATES
 INC.
 CONSULTING CIVIL ENGINEERS AND SURVEYORS
 100 ABC AVENUE
 CLEVELAND, OHIO 44115
 (216) 391-8991 (216) 298-1389 Fax



CLIFFE PINK					
CLIFFE	COLOUR	APR. LENGTH	CL. LENGTH	CL. RESPONSE	STRETCH ANGLE
C5	40.13	54.50	50.41	54.55.58.1	28.13.13
C6	112.12	23.50	23.06	58.49.74.1	12.54.13
C7	465.00	105.80	105.39	54.311.18.1	13.00.43

LINE 2									
LINE	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0
1	75.53	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0
2	50.05	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0
3	71.42	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0
4	255.37	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0
5	118.97	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0	1600.0

RECEIVED

AUG 28 2013

SC PLANNING COMMISSION

C-69-13

GEMINI SYNERGY CENTER

363+ ACRES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – INDUSTRIAL (PUD-I)

Applicant:

**Team Gemini
121 South Orange Avenue, Suite 1600 N
Orlando, Florida 32801**

Property Owner:

**Solid Waste Authority of Central Ohio (SWACO)
4239 London-Groveport Road
Grove City, Ohio 43123**

ZONING & DEVELOPMENT STANDARDS TEXT

Prepared: August 23, 2013

I. PROPERTY

The property ("Property") shall consist of an approximate 363.20± acre development with 340.90+/- acres located in the northwest quadrant of I-71 and SR665, and with an approximate 21.30+/- acres located in the southwest quadrant of I-71 and SR665 approximately 100 feet west of the interchange as further described on the attached Exhibit A (Preliminary Master Plan), Exhibit B (PUD-I Subarea Plan), Exhibit C (legal description) and Exhibit D (Property Boundary Survey), hereinafter referred to as the "Gemini Synergy Center".

II. GENERAL PROVISIONS

- A. The provisions outlined within these development standards shall apply to the 363.20± acres of land as described in Exhibit B unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- B. For the purposes of this Zoning & 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 singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- C. All provisions of this Zoning & 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 or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- D. The property owner may continue to utilize undeveloped portions of the Property for agricultural purposes as described in sections 011X Cash Grains, 0161 Vegetables and Melons, and 0191 General Farms of the 1987 Standard Industrial Classification (SIC) code until such time as construction occurs.
- E. Any use not shown herein shall be considered and may be permitted by City Council as part of the development plan review and approval process, as long as it is consistent with and complementary to existing development.
- F. 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 uses within or in proximity of the Property.
- G. A separate and independent tax parcel shall be established for each unique building site. Such site shall be sized appropriately to accommodate required site improvements as detailed herein and created in conformance with the Grove City Zoning Code.

III. GENERAL DEVELOPMENT STANDARDS

A. CIRCULATION

- 1. Two (2) additional full service curbs cuts may be permitted along SR665, west of Gateway West Drive.
- 2. Curb cut spacing, dimensioning, and related requirements along all public and private streets shall adhere to Grove City Code and Standard Drawings in effect at the time of construction.
- 3. All public and private roadways shall be constructed to public standards in accordance with Grove City Code and Standard Drawings in effect at the time of construction.
- 4. All private roadways shall be contained in cross-access easement areas, recorded with the Franklin County Recorder's Office. Such areas shall be delineated and defined through the preparation of a legal description and survey by a professional surveyor registered with the State

of Ohio. Easement language for private roadways shall be submitted and reviewed as part of the Development Plan.

5. Primary North-South Interior Roadway (Road "D"). The developer shall construct a "Primary North-South Interior Roadway" located generally as shown on the attached Exhibit A: Preliminary Master Plan. Construction may occur in phases. This roadway may be constructed, owned, maintained, gated and secured from public access in lieu of conveying ownership to the City. The roadway alignment is approximate, and may be adjusted from time to time at the owner's discretion, subject to Development Plan approval. The roadway shall be located in a minimum sixty foot (60') cross-access easement and shall be at least twenty-seven feet (27') in width measured from face of curb to face of curb.
6. Secondary North-South Access Roadway (Road "E"). A Secondary North-South Access Roadway may be developed west of the Primary North-South Interior Roadway as illustrated in Exhibit A: Preliminary Master Plan, including a full movement intersection with SR665. This Secondary North-South Access Roadway may be constructed, owned, maintained, gated and secured from public access in lieu of conveying ownership to the City. The roadway alignment is approximate, and may be adjusted from time to time at the owner's discretion, subject to Development Plan approval. The roadway shall be located in a minimum sixty foot (60') cross-access easement and shall be at least twenty-seven feet (27') in width measured from face of curb to face of curb.
7. East-West Access Roadway (Road "A"/Haughn Road). Land for an East-West Access Roadway has been dedicated to the City of Grove City and serves to connect Gateway West Drive/Road "D" to Haughn Road. This portion of the roadway has been constructed however may be realigned as necessary to accommodate future development, subject to Development Plan approval. Any extension or realignment of this roadway shall be constructed within a sixty foot (60') right-of-way for public use.
8. Other Access Roadways (Roads "B" and "C"). Additional access roadways may be developed throughout the site as illustrated in Exhibit A: Preliminary Master Plan, including the option of full service curbs cuts where Access Roadways "E" and "F" intersect with SR665 and the intersection of Roads "A" and "B" and Haughn Road. Developed roadways may be constructed, owned, maintained, gated and secured from public access in lieu of conveying ownership to the City or may be dedicated to the City. Alignments of these roadways are approximate and may be adjusted from time to time at the owner's discretion, subject to Development Plan approval. Roads "B" and "C" as well as other access roadways shall be located in a minimum sixty foot (60') cross-access easement and shall be at least twenty-seven feet (27') in width measured from face of curb to face of curb.
9. Primary North-South Public Roadway (Road "F"). The developer shall construct a "Primary North-South Public Roadway" located generally as shown on the attached Exhibit A: Preliminary Master Plan. Construction may occur in phases. The roadway alignment is approximate, and may be adjusted, subject to Development Plan approval. The roadway shall be located in a one hundred foot (100') public right-of-way and designed in accordance with Grove City's Standard Drawing for Primary Arterial Streets (C-GC-64). The City shall participate in the oversizing of said roadway improvements in accordance with Section 1101.11 of the Zoning Code.
10. Additional Right-Of-Way Dedication. Upon the written request by the Grove City Administration and upon the completion of the rezoning of the Property, the property owner shall grant additional right-of-way deemed necessary by the City to allow for the future widening of State Route 665. Requested right-of-way shall not exceed more than fifty (50) feet from the existing centerline of State Route 665.

B. WASTE MATERIAL CONVEYANCE SYSTEM

1. If acceptable to the Ohio Department of Transportation (ODOT) and Federal Highway Administration (FHA), the Vehicular Bridge and Waste Conveyance System may be permitted to

span the limited access of SR665 provided it does not obstruct or pose a safety hazard to traffic travelling within the right-of-way.

2. The Vehicular Bridge and Waste Material Conveyance System will be combined into a single bridge structure with the Waste Material Conveyance System attached below or the side. The combined bridge structure is planned to extend from the north side of the Waste/Refuse Sorting facility to the south side of Biomass and bio-gas plant. An access ramp is planned to extend perpendicular from the Vehicular Bridge and Waste Material Conveyance System along the south side of the Bio-mass and bio-gas plant.
3. The visual appropriateness of the Vehicular Bridge and Waste Material Conveyance System is intended to be architecturally compatible with the Waste/Refuse Sorting facility and the Biomass and bio-gas plant to which it connects. At a minimum, the bridge structure will be similar to the appearance of the adjacent Interstate 71 interchange bridges. The bridge appearance will be reviewed and approved by the City through the Development Plan process and such approval will not be unreasonably withheld.

C. UTILITIES

1. All utilities shall be constructed in accordance with the Grove City Code and Standard Drawings.
2. New utility lines including water, sanitary, electric, telephone and gas, and their connections or feeder lines shall be constructed underground. This requirement does not apply to electric transformers, vaults, and overhead transmission lines as may be required to connect the substation to the existing overhead electric transmission lines, the utilities located in within the industrial plant service and equipment yards and photovoltaic equipment placed on building roofs. The Waste Material Conveyance System will be integrated into the vehicle bridge system as described above.
3. Oversizing of streets and utilities will be in accordance with Grove City Code Section 1101.11.

D. LANDSCAPING

1. A street tree planting program shall be established along both sides of public roadways providing one tree every fifty (50) lineal feet of roadway frontage and on private roadways providing one tree every one hundred (100) lineal feet, except as restricted by any overhead electric transmission lines.
2. A bufferyard shall be provided around the perimeter of the Property to promote compatibility among, and separation between adjacent land uses. Bufferyards shall be provided in general conformity, in terms of location and depth as illustrated in Exhibit A: Preliminary Master Plan. Landscaping and screening requirements within said bufferyards shall be provided as noted below.
 - a) Twenty (20) foot bufferyard area - shall contain a combination of deciduous and evergreen trees with two deciduous and two evergreen trees planted for every one hundred (100) lineal feet of perimeter distance. Deciduous trees shall be a minimum of two inches in caliper and evergreens shall be a minimum of six (6) feet in height at time of installation.
 - b) Fifty (50) foot bufferyard area – in addition to the planting requirements of Section D.2.a above (twenty foot bufferyard area), this area shall also contain a 80% opaque landscape hedge, solid fence, wall, earthen mound, or a combination thereof to appropriately screen and buffer surrounding adjacent uses. At minimum provided screening shall be eight (8) feet in height at time of installation. If a wall or fence is to be utilized it shall be placed along the property side of the buffer as opposed to the property boundary side of the buffer.
 - c) Ten (10) foot bufferyard area – shall contain the same planting requirements as Section D.2.a. Additionally, this area shall contain a solid wall having the same general appearance of the Waste Transfer and Sorting building. The wall shall be placed towards the interior of the Property and shall be six (6) feet in height.

3. The development entry/monument sign shall be set in a significant landscaped area. The genus and specie as well as the quantity and height of plant material shall be reviewed and approved as part of the Development Plan. Minimum depth of the landscape area shall be no less than half of the sign's total height.

E. LIGHTING

1. Street Light fixtures located within the right-of-way of SR665 shall match the black "period lighting fixtures" utilized within the same corridor on the east side of I-71.
2. All other street lights regardless of location shall be mounted on decorative poles that are architecturally compatible with the proposed "modern" development and have a consistent design, height and finish.
3. Light fixtures shall be no higher than thirty-five feet (35').
4. Direct or indirect glare into eyes of motorists or pedestrians shall not be permitted.

F. SIGNAGE

1. One (1) primary project identity sign shall be permitted denoting the name of the development and shall be located in the vicinity of Gateway West Drive and SR665 and one (1) secondary project identity sign shall be permitted at each of the full service curb cuts where Access Roadways "E" and "F" intersect with SR665 and the intersection of Road "B" and Haughn Road.
2. The primary project identity sign shall be a monument sign and shall not exceed twenty (20) feet in height, and shall not exceed two hundred (200) square feet of display per face of a double faced sign. If the sign is to be located on a landscaped mound the highest design element of the sign shall be no more than twenty-five (25) feet above the adjacent natural grade.
3. The secondary project identity sign shall be a monument sign and shall not exceed an overall height of twelve (12) feet and have a maximum sign area of 150 square feet.
4. Bases of the primary and secondary project identity signs shall be constructed of brick, stucco, metal or stone and shall be permanent in nature. Such entrance features shall be set in permanent landscaped areas with the depth of the area equaling the height of the associated sign.
5. Both the primary and secondary project identity signs shall be free of tenant signage and only convey the name of the complex.
6. Both the primary and secondary project identity signs shall be exteriorly illuminated from ground mounted fixtures concealed within the landscape area.

G. MULTI-PURPOSE TRAIL

A multi-purpose trail shall be constructed by the owner/developer as generally illustrated on Exhibit A: Preliminary Master Plan in general conformance with the City's Bikeway Planning Map.

H. CONSERVATION AREA

The owner/developer shall preserve the site's natural features and habitat within the general area as illustrated on Exhibit A: Preliminary Master Plan.

I. TREE REPLACEMENT

The developer shall replace major trees whose trunk caliper of at least ten (10) inch diameter at breast height (DBH). Replacement of major trees shall be replaced at a ratio of one caliper inch for one caliper inch. For trees that cannot be replaced on-site, the developer shall be required to plant trees elsewhere in the City or pay a fee to the City's Community Environment Fund at a rate of \$50 per caliper inch or combination thereof. Exceptions to this requirement shall be provided when:

- The tree will be located in a public right-of-way, a private access-easement area or utility easement.

- The tree is damaged, diseased or a safety hazard as determined by the City's Urban Forester.
- The tree is an undesirable species as determined by the City's Urban Forester.

J. RESTRICTED ACCESS/SECURED PROPERTY

The developer shall have the option to restrict access and secure the property from public access beyond the publically dedicated right-of-ways previously described. Property security measures may include walls, fences, gated roadway entrances, security guard houses, etc. The secured private roads are illustrated on the attached Exhibit A: Preliminary Master Plan.

1. Fences and gates shall be limited to eight (8) feet in height and are to be decorative in nature and consistent throughout the development. Black chain link fencing shall be allowed outside of the rights-of-way and cross-access easement areas. Gate facilities shall incorporate decorative support pillars/columns constructed of masonry, brick and/or stone and have the same level of finish as primary structures.
2. Barbed-wire, razor-wire, and electric fences are prohibited.
3. Guard houses as well as ancillary structures are to be decorative and consistent with the development and are to incorporate the same level of design and finish materials as the primary structure(s).

IV. SUBAREA USE REGULATIONS AND DEVELOPMENT STANDARDS

A. SUBAREA A – COMMERCIAL AND RETAIL USES

Subarea A is designed to include a mix of commercial land uses. The permitted uses within this subarea primarily accommodates commercial business, personal, professional and roadway service uses catering to the needs of both the regional and local market.

1. Permitted Uses

- a) Business and cleaning services engaged in services to businesses or households on a fee or contract basis and operating totally within principal structures with no outside storage or display of products or materials.
- b) Commercial schools.
- c) Studios.
- d) Welcome center.
- e) Business and education center.
- f) Financial establishments with no drive-in or drive-thru facilities.
- g) Business, professional, and administrative offices including buildings with multiple tenants and/or sites with multiple buildings related to the renewable energy industrial complex.
- h) Meeting and banquet halls
- i) General merchandise stores
- j) Hotels, Motels, and Extended Stay Hotels

2. Conditional Uses - special use permits shall be obtained pursuant to the Grove City Code for all of the following uses:

- a) Drive-thru facilities.
- b) Gasoline and/or alternative fuel service station.

- c) Commercial entertainment, indoor.
- d) Commercial recreation, indoor.
- e) Recreational uses operated for commercial profit, including miscellaneous recreation facilities or centers operated outdoors or indoors.

3. Development Standards

Permitted uses within Subarea A shall conform to the following standards. Conditional uses shall also conform to these standards and, where applicable, to the requirements and standards of the General and Supplemental Requirements in sections 1135.09(12)(B) thru (G) of the Grove City Planning and Zoning Code.

a) Lot Requirements

- i. Minimum Lot Area: None, except that lot size shall be adequate to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- ii. Minimum lot width: None, except that all lots must abut a public street and have adequate width to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- iii. Minimum front yard setback: Structure setback, 30 feet; pavement setback, 25 feet.
- iv. Minimum side yard setback: Structure setback 15 feet; pavement setback, 10 feet. Truck parking and loading areas shall be setback 10 feet. Where applicable, minimum setbacks shall be in addition to required bufferyards.
- v. Minimum rear yard setback: Structure setback 15 feet; pavement setback, 10 feet. Truck parking and loading areas shall be setback 10 feet. Where applicable, minimum setbacks shall be in addition to required bufferyards.
- vi. Maximum lot coverage: All impervious surface areas including building, parking, etc. shall not cover more than 80 percent of the site. At least 20 percent of the site area shall be landscaped.
- vii. Parking areas/ drive aisles shall be no closer to the main structure than 10 feet.

b) Building Requirements

- i. Maximum building height of 50 feet, except for hotels, extended stay hotels, and office buildings which shall not exceed 150 feet in height.
- ii. Buildings shall be developed with four-sided architecture, placing equal emphasis and importance on each building elevation. Finish materials shall be brick, stone, cultured stone, or glass and shall compose a minimum of forty percent (40%) of the facades' total area. In addition, precast concrete with an architectural finish, stucco, synthetic stucco, wood trim, and smooth, embossed or corrugated metal panels with architectural finish may be used as accent materials. The use of photovoltaic panels and screens are encouraged.
- iii. Buildings shall be oriented towards SR665. On sites with multiple public road frontages, building orientation should be oriented towards SR665 and where feasible to other frontages.
- iv. Roof top units/mechanicals shall be screened in accordance with Grove City Code.
 - (a) Photovoltaic panels shall not be considered mechanicals so long as they are not pole mounted and are incorporated into the overall design aesthetic of the structure.

c) Parking Ratios

- i. General commercial and retail uses: one (1) space per 250 square feet of gross floor area.
- ii. Business and cleaning services: one (1) space for every 300 square feet of gross floor area.
- iii. Commercial schools, studios and welcome center: one (1) space per 300 square feet of gross floor area.
- iv. Business, professional, and administrative offices: one (1) space per 300 square feet of gross floor area, but not less than two (2) spaces per office.
- v. Business and education center: one (1) space per 350 square feet of gross floor area.
- vi. Financial establishments, banks and savings and loan associations: one (1) space per 300 square feet of gross floor area, plus three (3) off-street waiting spaces (stacking area) per drive-in window or drive-through teller machine.
- vii. Hotels, motels and extended stay hotels: one (1) space per room or suite, plus one (1) space per 200 square feet of public meeting and/or banquet room, plus 50% of the spaces otherwise required for accessory uses (e.g. restaurants).
- viii. Meeting and banquet room/hall: one (1) space per 200 square feet of gross floor area.
- ix. Commercial recreation/entertainment, indoor: as required by Planning Commission/City Council.
- x. All other uses: a minimum of one space per 300 square feet of gross floor area.

d) Parking Lot Design Requirements

- i. All off-street parking and loading areas including spaces, driveways, aisles, circulation drives and other vehicular maneuvering areas shall be paved and adequately drained.
- ii. Parking spaces for the handicapped shall meet the requirements of the Americans with Disabilities Act (ADA). Each such space may be included in the computation of required number of spaces by use.
- iii. Parking space dimensions shall conform to the following minimum area and dimensions exclusive of driveways and drive aisles.

Parking Pattern	Minimum Width	Minimum Length
90°	9'	19'
Angled	9'	19'
Parallel	7'	23'

- iv. Each site shall have an access drive into the parking area and accommodate vehicular movement on-site through drive aisles. Access drives and drive aisles shall conform to the following dimensions.

Traffic Pattern	Minimum Width	Maximum Width
One way	12'	18'
Two way	20'	28'

- v. Loading space shall adhere to the Grove City Code, except the number of loading spaces provided shall be determined and approved as part of the Development Plan.
- vi. Structured parking shall be permitted as approved during the Development Plan process. The use of green building practices, such as green roofs, are encouraged to minimize stormwater runoff.

- vii. Parking areas may be constructed with permeable pavers, asphalt or concrete or turf blocks, subject to approval by the City. If approved by the City, the calculations for required stormwater management and retention measures will be adjusted. A maintenance plan, outlining responsible parties, procedures and schedules for permeable pavement areas must be submitted and approved by the City.
- viii. Bio-retention swales may be utilized in lieu of traditional parking lot islands provided such areas are improved with appropriate vegetation as determined during the Development Plan process.
- ix. Internal parking lot medians between parking lot bays are not required but are encouraged.
- x. Driveway aprons connecting parking lots to roadways may not be constructed with permeable materials.

e) Landscaping Requirements

- i. Landscaping shall be in accordance with Grove City Code except as noted below:
 - (a) Truck parking and loading areas shall be screened with a continuous 6 foot high earthen mound, landscape hedge or wall or combination thereof. Supplemental landscaping shall also be provided to buffer these facilities at the following ratios: one 2" caliper tree shall be planted 50 feet on center and one 6' evergreen tree shall be planted 20' on center.
- ii. Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod in the developed areas or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development, wherever practicable.
- iii. Ground mounted service structures and mechanicals shall be screened in accordance with Grove City Code.

f) Lighting Requirements

- i. All parking and pedestrian areas shall be adequately lighted. Lighting shall be arranged to reflect the light away from any street or adjoining property.
- ii. All parking lot lights shall be mounted on decorative poles and have a consistent design, height and finish.
- iii. All wall mounted fixtures shall be compatible in type, design, finish and style to pole mounted light fixtures.
- iv. Pole mounted lighting shall be no higher than thirty-five feet (35').
- v. Casting of horizontal light shall be prohibited; light fixtures shall be cut-off or shielded to cast light in an upward or downward direction.
- vi. All structure illuminations shall be from concealed sources. Pole mounted spots are prohibited.
- vii. Colored lights may be used to light the exterior of structures subject to City approval through the Development Plan process.

g) Signage Requirements

All signs shall adhere to Grove City Code except as varied through the Development Plan process.

h) Waste and Refuse Requirements

- i. All waste and refuse shall be containerized and screened by a solid wall and landscaping on three sides and shall have an access gate. Screening materials shall be consistent

with materials of the building and incorporate landscaping and bollards per Grove City Code.

- ii. Collection Bins and dumpsters as regulated by Grove City Code shall be allowed for recyclables provided they are located and screened in accordance with Code. Screening materials shall be consistent with materials of the building and incorporate landscaping and bollards. Semi-trailer donation centers may be allowed as approved through the Development Plan process.

B. SUBAREA B – INDUSTRIAL USES

The purpose of Subarea B is to provide suitable areas for industrial activities. Uses developed within this subarea are intended to maintain an environment relative to noise, odor, dust, smoke, light, glare or vibration that is in compliance with applicable State and Federal environmental regulations. Uses within this district are intended to operate without imposing any unusual burdens upon utility or government services.

In order to maintain an environment that is compatible with adjacent land uses, uses in Subarea B must operate within enclosed primary structures except for outdoor storage and service areas as established by these regulations and approved through the Development Plan review process.

1. Permitted Uses

- a) Manufacturing uses involving processing, fabrication, packaging, assembly and related functions whether using machinery or labor and associated with the industrial operations of producing goods, components, and other related items.
- b) Wholesaling, distribution, warehouse and storage uses including, transporting, storing (excluding self-storage), handling, or selling merchandise primarily to retailers, industrial, institutional, or professional uses, or to other wholesalers, or acting as agents in buying merchandise for such persons or organizations.
- c) Research and development uses including research relating to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations.
- d) Trade service uses including, but not limited to, establishments engaged in the general construction, maintenance, or the repair of real or other tangible property.
- e) Hydroponic and Aquaponic greenhouses.
- f) Private service facilities/utilities – electric substation, wastewater treatment plant, bio-mass and bio-gas plant, mixed waste to energy plant, and central energy plant for the production of chilled water.

2. Conditional Uses – Special use permits shall be obtained pursuant to the Grove City Code for all of the following uses:

- a) Building material retail sales including:
 - i. Paint, glass and wallpaper.
 - ii. Plumbing and electrical supplies.
 - iii. Lumber and other home improvement sales.
- b) Outdoor Storage.
- c) Recreational uses operated for commercial.
 - i. Miscellaneous recreation facilities or centers operated outdoors or indoors.
- d) Public service facilities, including wireless telecommunication facilities.

3. Development Standards

Permitted uses within Subarea B shall conform to the following standards. Conditional uses shall also conform to these standards and, where applicable, to the requirements and standards of the General and Supplemental Requirements in sections 1135.09(12)(B) thru (G) of the Grove City Planning and Zoning Code.

a) Lot Requirements

- i. Minimum Lot Area: None, except that lot size shall be adequate to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- ii. Minimum lot width: None, except that all lots must abut a public or private street and have adequate width to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- iii. Minimum front yard setback (private cross-access easement frontage): Structure setback, 30 feet; pavement setback, 10 feet.
- iv. Minimum front yard setback (public right-of-way frontage): Structure setback, 30 feet; pavement setback, 15 feet. Truck parking shall not be permitted between the primary building and right-of-way.
- v. Minimum side yard setback: Structure setback 15 feet; pavement setback, 10 feet. Truck parking and loading areas shall be setback 10 feet. Where applicable, minimum setbacks shall be in addition to required bufferyards.
- vi. Minimum rear yard setback: Structure setback 15 feet; pavement setback, 10 feet. Truck parking and loading areas shall be setback 10 feet. Where applicable, minimum setbacks shall be in addition to required bufferyards.
- vii. Maximum lot coverage: All impervious surface areas including building, parking, etc. shall not cover more than 85 percent of the site. At least 15 percent of the site area shall be landscaped.
- viii. Parking areas/ drive aisles shall be no closer to the main structure than 5 feet.

b) Building Requirements

- i. Maximum building height of 150 feet.
- ii. Building materials shall be a combination of brick, precast concrete, stone, cultured stone, glass, photovoltaic panels and smooth, embossed or corrugated metal panels with architectural finish. Stucco, synthetic stucco, split face block and wood trim may be used as an accent material not to exceed forty percent (40%) in area of each façade. Material may be used individually or in any combination thereof.
- iii. Buildings shall be oriented towards public rights-of-way or private roadway as applicable. On sites with multiple road frontages, building orientation should be oriented towards public rights-of-way and where feasible towards other private frontages.
- iv. Roof top units/mechanicals shall be screened on all four sides though the placement of building elements, louvers or any combination thereof to prevent the view of such mechanicals. The height of the screen shall be a minimum of one (1) foot higher than the tallest mechanical unit.
 - (a) Photovoltaic panels shall not be considered mechanicals so long as they are not pole mounted and are incorporated into the overall design aesthetic of the structure.

c) Outdoor Use Areas/Storage

All open service areas, outdoor storage areas or loading docks shall be screened by walls or fences, six feet minimum height, twelve feet maximum height, that effectively conceal such

operations from adjacent streets or adjacent sites. Open service and outdoor storage areas may not exceed ten percent (10%) of the lot area.

d) Parking Ratios

- i. Manufacturing facilities: one (1) space per 2,000 square feet of gross floor area.
- ii. Wholesaling/distribution/warehouse facilities: one (1) space for every 300 square feet of office and sales area, plus one space for every 4,000 square feet of warehouse and storage area.
- iii. Research and development facilities: one (1) space per 1,000 square feet of gross floor area.
- iv. Trade service uses: one (1) space for every 1,000 square feet of floor area, plus one (1) space for every business vehicle.
- v. Greenhouse uses: one (1) space for every 300 square feet of office/administrative area, plus one (1) space for every 15,000 square feet of growing or storage area
- vi. Service/utility uses: one (1) space per 1,000 square feet of gross floor area.
- vii. Commercial recreation/entertainment (indoor/outdoor): as required by Planning Commission/City Council.
- viii. All other uses: a minimum of one (1) space per 1,000 square feet of gross floor area.

e) Parking Lot Design Requirements

- i. All off-street parking and loading areas including spaces, driveways, aisles, circulation drives and other vehicular maneuvering areas shall be paved and adequately drained.
- ii. Parking spaces for the handicapped shall meet the requirements of the Americans with Disabilities Act (ADA). Each such space may be included in the computation of required number of spaces by use.
- iii. Parking space dimensions shall conform to the following minimum area and dimensions exclusive of driveways and drive aisles.

Parking Pattern	Minimum Width	Minimum Length
90°	9'	19'
Angled	9'	19'
Parallel	7'	23'

- iv. Each site shall have an access drive into the parking area and accommodate vehicular movement on-site through drive aisles. Access drives and drive aisles shall conform to the following dimensions.

Traffic Pattern	Minimum Width	Maximum Width
One way	12'	18'
Two way	20'	28'

- v. Loading space shall adhere to the Grove City Code except the number of loading spaces provided shall be determined and approved as part of the Development Plan.
- vi. Structured parking shall be permitted as approved during the Development Plan process. The use of green building practices, such as green roofs are encouraged to minimize stormwater runoff.
- vii. Parking areas may be constructed with permeable pavers, asphalt, or concrete or turf blocks, subject to approval by the City. If approved by the City, the calculations for required stormwater management and retention measures will be adjusted. A

maintenance plan, outlining responsible parties, procedures and schedules for permeable pavement areas must be submitted and approved by the City.

- viii. Bio-retention swales may be utilized in lieu of traditional parking lot islands provided such areas are improved with appropriate vegetation as approved through the Development Plan process.
- ix. Internal parking lot medians between parking lot bays are not required but are encouraged.
- x. Driveway aprons connecting parking lots to roadways may not be constructed with permeable materials.

f) Landscaping Requirements

- i. Landscaping shall be in accordance with Grove City Code.
- ii. Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod in the developed areas or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development, wherever practicable.
- iii. Ground mounted service structures and mechanicals shall be screened in accordance with Grove City Code.

g) Lighting Requirements

- i. All parking and pedestrian areas shall be adequately lighted. Lighting shall be arranged to reflect the light away from any street or adjoining property.
- ii. Pole mounted lighting shall be no higher than thirty-five feet (35').
- iii. Casting of horizontal light shall be prohibited; light fixtures shall be cut-off or shielded to cast light in an upward or downward direction.
- iv. All structure illuminations shall be from concealed sources. Pole mounted spots are prohibited.
- v. Colored lights may be used to light the exterior of structures subject to City approval through the Development Plan process.

h) Signage Requirements

All signs shall adhere to Grove City Code except as varied through the Development Plan process.

i) Waste and Refuse Requirements

- i. All waste and refuse shall be containerized and screened by a solid wall and landscaping on three sides and shall have an access gate. Screening materials shall be consistent with materials of the building and incorporate landscaping and bollards per Grove City Code.
- ii. Collection Bins and dumpsters as regulated by Grove City Code shall be allowed for recyclables provided they are located and screened in accordance with Code. Screening materials shall be consistent with materials of the building and incorporate landscaping and bollards. Semi-trailer donation centers may be allowed as approved through the Development Plan process.

C. SUBAREA C – WASTE TRANSFER AND SORTING

The purpose of Subarea C is to provide suitable areas for waste transfer and sorting and service activities. Uses developed within this subarea are intended to maintain an environment relative to noise, odor, dust, smoke, light, glare or vibration that is compatible with adjacent land uses and in

compliance with applicable State and Federal environmental regulations. Uses within this district are intended to operate without imposing any unusual burdens upon utility or government services.

In order to maintain an environment that is compatible with adjacent land uses, uses in Subarea C must operate within enclosed primary structures except for a restricted amount of outdoor storage as established by these regulations and approved through the Development Plan review process.

1. Permitted Uses

- a) Waste/refuse transfer.
- b) Material storage (non-retail).
- c) Gasoline and alternative fuel service station (non-retail).
- d) Vehicular wash facility (non-retail).

2. Development Standards

Permitted uses within Subarea C shall conform to the following standards.

a) Lot Requirements

- i. Minimum Lot Area: None, except that lot size shall be adequate to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- ii. Minimum lot width: None, except that all lots must abut a public or private street and have adequate width to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- iii. Minimum front yard setback (north): Structure setback, 60 feet; pavement setback, 35 feet.
- iv. Minimum side yard setback (west): Structure setback 10 feet; pavement setback, 0 feet. Truck parking and loading areas shall be setback 20 feet.
- v. Minimum rear yard setback (southeast): Structure setback 15 feet; pavement setback, 5 feet along the limited access of Interstate 71. Truck parking and loading areas shall be setback 20 feet.
- vi. Maximum lot coverage: All impervious surface areas including building, parking, etc. shall not cover more than 85 percent of the site. At least 15 percent of the site area shall be landscaped with natural vegetation.

b) Building Requirements

- i. Maximum building height of 150 feet.
- ii. Building materials shall be a combination of brick, precast concrete, stone, cultured stone, glass, and photovoltaic with architectural finish. Stucco, synthetic stucco panels, smooth, embossed or corrugated metal panels and wood trim may be used as an accent material not to exceed forty percent (40%) in area of each façade. Material may be used individually or in any combination thereof. Due to the site's proximity and visibility from Interstate 71, enhanced design and added architectural detail shall be required to be incorporated into the elevations that are visible from public rights-of-way.
- iii. Roof top units/mechanicals shall be screened in accordance with Grove City Code.
 - (a) Photovoltaic panels shall not be considered mechanicals so long as they are not pole mounted and are incorporated into the overall design aesthetic of the structure.

c) Parking Ratio

One (1) space per 2,500 square feet of gross floor area.

d) Parking Lot Design Requirements

- i. All off-street parking and loading areas including spaces, driveways, aisles, circulation drives and other vehicular maneuvering areas shall be paved and adequately drained.
- ii. Parking spaces for the handicapped shall meet the requirements of the Americans with Disabilities Act (ADA). Each such space may be included in the computation of required number of spaces by use.
- iii. Parking space dimensions shall conform to the following minimum area and dimensions exclusive of driveways and drive aisles.

Parking Pattern	Minimum Width	Minimum Length
90°	9'	19'
Angled	9'	19'
Parallel	7'	23'

- iv. No access is to be sought or granted within the limited access of London-Groveport Road (SR665). Access shall be facilitated through a cross-access easement agreement with the Solid Waste Authority of Central Ohio (SWACO) with ingress/egress provided at the signalized intersection of SR665 and Gateway West Drive.
- v. Loading space shall adhere to the Grove City Code except the number of loading spaces provided shall be determined and approved as part of the Development Plan.
- vi. Bio-retention swales may be utilized in lieu of traditional parking lot islands provided such areas are improved with appropriate vegetation as determined during the Development Plan process.
- vii. Internal parking lot medians between parking lot bays are not required but are encouraged.
- viii. Driveway aprons connecting parking lots to roadways may not be constructed with permeable materials.

e) Landscaping Requirements

- i. Landscaping shall be in accordance with Grove City Code.
- ii. Ground mounted service structures and mechanicals shall be screened in accordance with Grove City Code.

f) Lighting Requirements

- i. All parking and pedestrian areas shall be adequately lighted. Lighting shall be arranged to reflect the light away from any street or adjoining property.
- ii. Pole mounted lighting shall be no higher than thirty-five feet (35').
- iii. Casting of horizontal light shall be prohibited; light fixtures shall be cut-off or shielded to cast light in an upward or downward direction.
- iv. All structure illuminations shall be from concealed sources. Pole mounted spots are prohibited.
- v. Colored lights may be used to light the exterior of structures subject to City approval through the Development Plan process.

g) Signage Requirements

All signs shall adhere to Grove City Code except as described by these regulations or as varied through the Development Plan process.

D. SUBAREA D – PROFESSIONAL OFFICE / RESEARCH

The purpose of Subarea D is to encourage and provide for the orderly development of office and research uses with a view to their unique demands for traffic accessibility. This subarea will help serve as a compatible buffer between residential and industrial use areas

1. Permitted Uses

- a) Research and Development facilities for personnel engaged in research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment and components incident or convenient or necessary to the conduct of such activities.
- b) Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers, as long as they are intended to serve the permitted research and development use and are clearly subordinate and incidental to that use.
- c) Manufacturing uses involving processing, fabrication, packaging, assembly and related functions whether using machinery or labor, as long as they are intended to serve the permitted research and development use and are clearly subordinate and incidental to that use (less than 50% of the building area).
- d) Public use facilities.

2. Development Standards

Permitted uses within Subarea D shall conform to the following standards.

a) Lot Requirements

- i. Minimum Lot Area: None, except that lot size shall be adequate to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- ii. Minimum lot width: None, except that all lots must abut a public or private street and have adequate width to meet all building and pavement setbacks, parking, circulation and landscaping requirements.
- iii. Minimum front yard setback: Structure setback, 30 feet; Pavement setback, 10 feet per Typical Interior Roadway Section shown on Exhibit A: Preliminary Master Plan.
- iv. Minimum side yard setback: Structure setback 15 feet; pavement setback, 10 feet. Truck parking and loading areas shall be setback 15 feet. Where applicable, minimum setbacks shall be in addition to required bufferyards.
- v. Minimum rear yard setback: Structure setback 15 feet; pavement setback, 10 feet. Truck parking and loading areas shall be setback 15 feet. Where applicable, minimum setbacks shall be in addition to required bufferyards.
- vi. Maximum lot coverage: All impervious surface areas including building, parking, etc. shall not cover more than 85 percent of the site. At least 15 percent of the site area shall be landscaped.
- vii. Parking areas/ drive aisles shall be no closer to the main structure than 10 feet.

b) Building Requirements

- i. Maximum building height of 50 feet.
- ii. Buildings shall be developed with four-sided architecture, placing equal emphasis and importance on each building elevation. Finish materials shall be brick, stone, cultured stone, or glass and shall compose a minimum of forty percent (40%) the facades' total

area. In addition, precast concrete with an architectural finish, stucco, synthetic stucco, wood trim, and smooth, embossed or corrugated metal panels with architectural finish may be used as accent materials. The use of photovoltaic panels and screens are encouraged.

iii. Roof top units/mechanicals shall be screened in accordance with Grove City Code.

(a) Photovoltaic panels shall not be considered mechanicals so long as they are not pole mounted and are incorporated into the overall design aesthetic of the structure.

c) Outdoor Use Areas/Storage

All open service areas, outdoor storage areas or loading docks shall be screened by walls or fences, six feet minimum height, twelve feet maximum height, that effectively conceal such operations from adjacent streets or adjacent sites. Open service and outdoor storage areas may not exceed ten percent (10%) of the lot area.

d) Parking Ratios

i. Research and development facilities: one (1) space per 600 square feet of gross floor area.

ii. Manufacturing facilities: one (1) space per 2,000 square feet of gross floor area.

iii. Service/utility uses: one (1) space per 1,000 square feet of gross floor area.

e) Parking Lot Design Requirements

i. All off-street parking and loading areas including spaces, driveways, aisles, circulation drives and other vehicular maneuvering areas shall be paved and adequately drained.

ii. Parking spaces for the handicapped shall meet the requirements of the Americans with Disabilities Act (ADA). Each such space may be included in the computation of required number of spaces by use.

iii. Parking space dimensions shall conform to the following minimum area and dimensions exclusive of driveways and drive aisles.

Parking Pattern	Minimum Width	Minimum Length
90°	9'	19'
Angled	9'	19'
Parallel	7'	23'

iv. Each site shall have an access drive into the parking area and accommodate vehicular movement on-site through drive aisles. Access drives and drive aisles shall conform to the following dimensions.

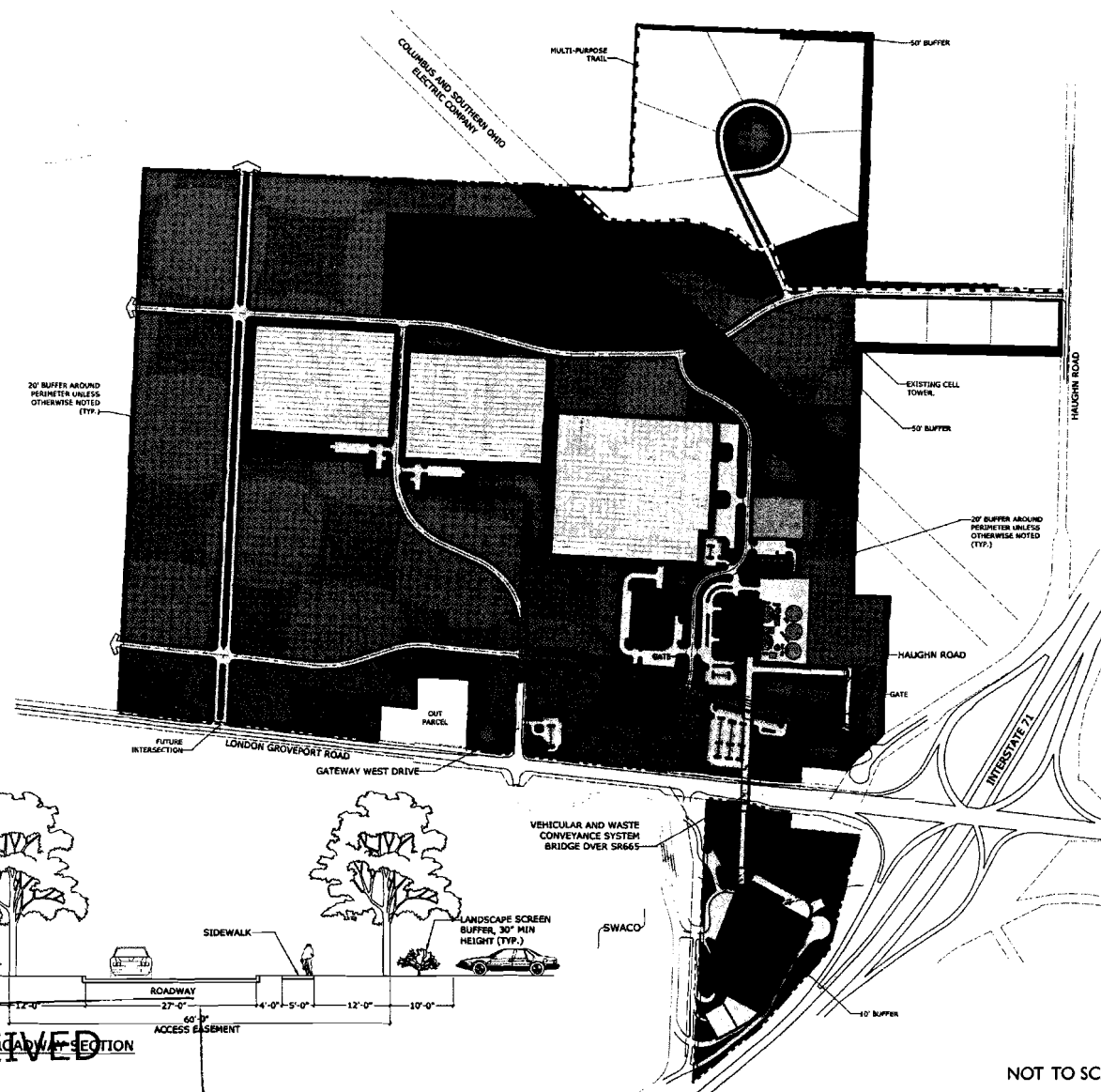
Traffic Pattern	Minimum Width	Maximum Width
One way	12'	18'
Two way	20'	28'

v. Loading space shall adhere to the Grove City Code except the number of loading spaces provided shall be determined and approved as part of the Development Plan.

vi. Parking areas may be constructed with permeable pavers, asphalt, or concrete or turf blocks, subject to approval by the City. If approved by the City, the calculations for required stormwater management and retention measures will be adjusted. A maintenance plan, outlining responsible parties, procedures and schedules for permeable pavement areas must be submitted and approved by the City.

- vii. Bio-retention swales may be utilized in lieu of traditional parking lot islands provided such areas are improved with appropriate vegetation as determined during the Development Plan process.
 - viii. Internal parking lot medians between parking lot bays are not required but are encouraged.
 - ix. Driveway aprons connecting parking lots to roadways may not be constructed with permeable materials.
- f) Landscaping Requirements
- i. Landscaping shall be in accordance with Grove City Code except as noted below:
 - (a) Truck parking and loading areas shall be screened with a continuous 6 foot high earthen mound or wall or combination thereof. Supplemental landscaping shall also be provided to buffer these facilities at the following ratios: one 2" caliper tree shall be planted 50 feet on center and one 6' evergreen tree shall be planted 20' on center.
 - ii. Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod in the developed areas or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development, wherever practicable.
 - iii. Ground mounted service structures and mechanicals shall be screened in accordance with Grove City Code.
- g) Lighting Requirements
- i. All parking and pedestrian areas shall be adequately lighted. Lighting shall be arranged to reflect the light away from any street or adjoining property.
 - ii. All parking lot lights shall be mounted on decorative poles and have a consistent design, height and finish.
 - iii. All wall mounted fixtures shall be compatible in type, design, finish and style to pole mounted light fixtures.
 - iv. Pole mounted lighting shall be no higher than thirty-five feet (35').
 - v. Casting of horizontal light shall be prohibited; light fixtures shall be cut-off or shielded to cast light in an upward or downward direction.
 - vi. All structure illuminations shall be from concealed sources. Pole mounted spots are prohibited.
 - vii. Colored lights may be used to light the exterior of structures subject to City approval through the Development Plan process.
- h) Signage Requirements
- All signs shall adhere to Grove City Code except as varied through the Development Plan process.
- i) Waste and Refuse Requirements
- i. All waste and refuse shall be containerized and screened by a solid wall and landscaping on three sides and shall have an access gate. Screening materials shall be consistent with materials of the building and incorporate landscaping and bollards per Grove City Code.
 - ii. Collection Bins and dumpsters as regulated by Grove City Code shall be allowed for recyclables provided they are located and screened in accordance with Code. Screening materials shall be consistent with materials of the building and incorporate landscaping

and bollards. Semi-trailer donation centers may be allowed as approved through the Development Plan process.



LAND USE LEGEND

	WELCOME CENTER
	BUSINESS AND EDUCATION CENTER
	HYDROPONIC AND AQUAPONIC GREENHOUSES
	BIO-MASS AND BIO-GAS PLANT
	MIXED WASTE TO ENERGY PLANT
	ELECTRIC SUBSTATION
	SORTING FACILITY
	CENTRAL ENERGY PLANT
	WATER TREATMENT PLANT
	COMMERCIAL/ RETAIL
	LIGHT AND HEAVY INDUSTRIAL
	PROFESSIONAL OFFICE/ RESEARCH DEVELOPMENT PARCELS
	OVERHEAD POWER LINES
	CONSERVATION AREAS
	EXISTING ROADS
	PROPOSED ROADS/ PARKING/ SERVICE AREAS
	STORMWATER PONDS

NOTE: LAND USE TYPES AND LOCATIONS SHOWN ARE SUBJECT TO CHANGE.

GRAPHIC LEGEND

	PROPERTY LINE
	PARCEL BOUNDARY

NOTE:
Roadway locations to be determined with approval of Development Plan.

NOT TO SCALE

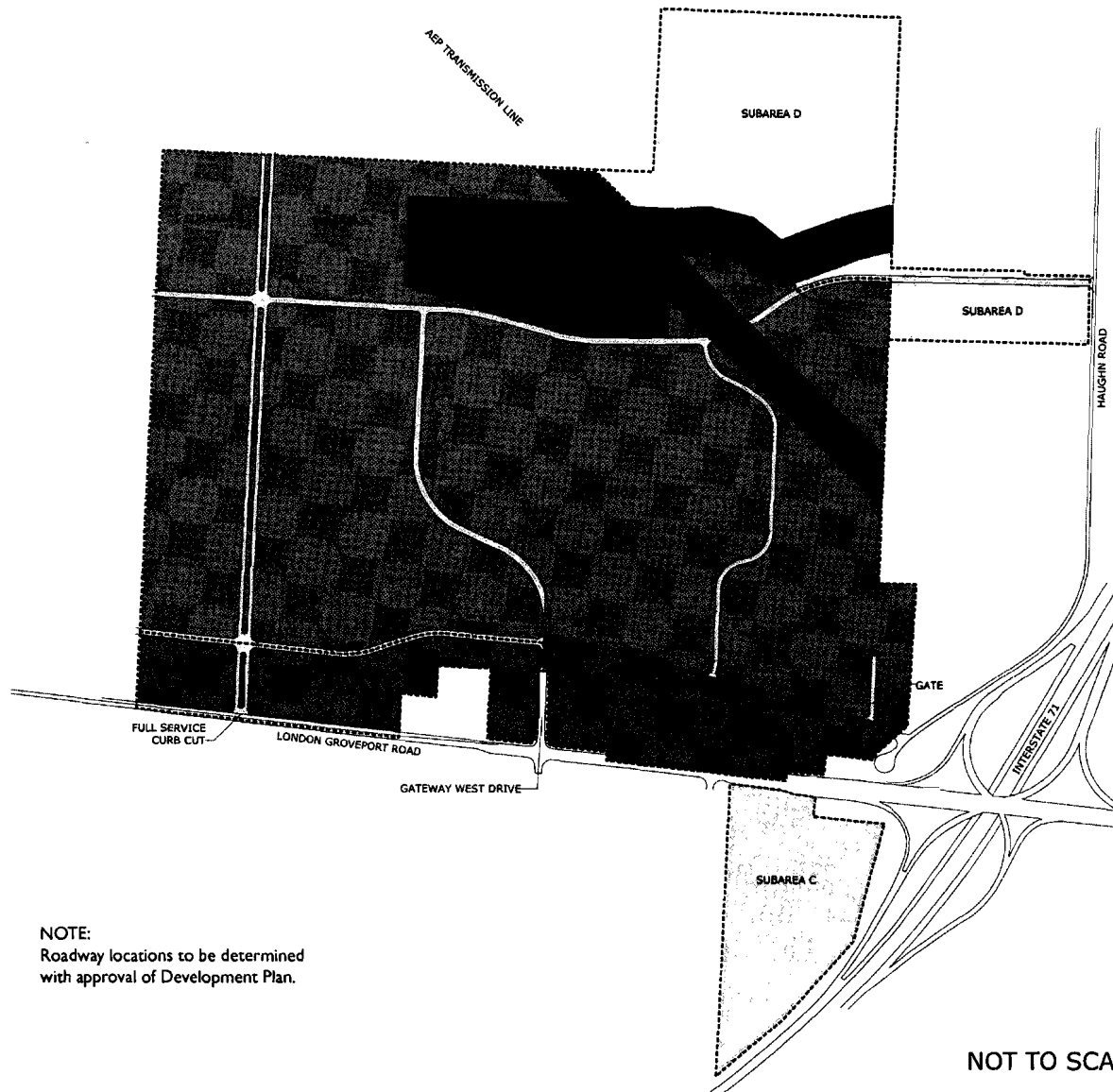


GEMINI SYNERGY CENTER

Exhibit A- Preliminary Master Plan 08.06.13

GC PLANNING COMMISSION

Chris Bannet
Ohio License ARC #210412
Expiration Date 12/31/2015



GEMINI SYNERGY CENTER

Exhibit B- PUD-I Subareas 08.27.13

Carroll Barron
Ohio License #1213612
Expiration Date 10/31/2013

Date: 10/15/13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-72-13
1st Reading: 10/21/13
Public Notice: 10/24/13
2nd Reading: 11/04/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-72-13

AN ORDINANCE TO ACCEPT A CERTAIN PARCEL OF REAL ESTATE AND DEDICATE SUCH PARCEL FOR PUBLIC USE

WHEREAS, SAI Hotels LLC is the owner of real property located at the corner of Jackpot Road and Killdeer Drive (Parcel #040-008161); and

WHEREAS, as part of Resolution CR-27-13, this Council required the dedication of 0.0031 acres of land for public use; and

WHEREAS, "Exhibit A", attached hereto, sets forth the Quit Claim Deed to accomplish said dedication.

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

SECTION 1. The City hereby accepts the parcel of real estate as set forth in "Exhibit A" and hereby dedicates said parcel of real estate for public use.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify this ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-72-13
Exhibit "A"

QUITCLAIM DEED

(Statutory Form – Ohio Revised Code Section 5302.11)

The SAI Hotels LLC, an Ohio limited liability company (the "Grantor"), having an address of 765 Russell Strausse Rd, Cookeville, TN 38501, for valuable consideration paid, hereby quitclaims, to the City of Grove City, Ohio, an Ohio municipal corporation (the "Grantee"), whose tax mailing address is 4035 Broadway, Grove City, Ohio 43123, the real property situated in the State of Ohio, County of Franklin, and being legally described on Exhibit "A", attached hereto and incorporated by this reference herein.

PRIOR INSTRUMENT REFERENCE: Instrument No. 201304180064121 in the Franklin County, Ohio Recorder's Office.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the date set forth below.

SAI Hotels LLC ("Grantor")

By: _____

Its: _____

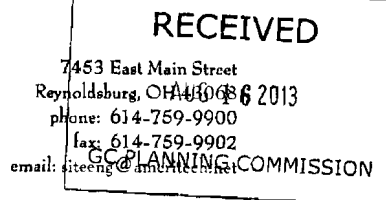
Print Name: _____

State of Ohio :
: ss
County of Franklin :

BE IT REMEMBERED, that on this _ day of _____, 2013, before me, the subscriber, a Notary Public in and for said state, personally appeared _____, the _____ of SAI Hotels LLC, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his/her voluntary act and deed for and on behalf of said limited liability company.

Notary Public

SITE ENGINEERING
— Incorporated —
Civil Engineers & Surveyors



SEI FILE NO. 3485
JACKPOT ROAD AND KILLDEER DRIVE
GROVE CITY, OHIO

PROPOSED RIGHT-OF-WAY DESCRIPTION
August 5, 2013

Situated in the State of Ohio, County of Franklin, City of Grove City, (formerly Jackson Township) Virginia Military Survey No. 8231, being 0.0031 acres all out of that 1.212 acre tract of land described in a deed to NANUBHAI and MANJU PATEL of record in Official Record 22973E13 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) being part of Parcel No. 2 as same is designated and delineated on the recorded plat of "JACKPOT PARCELS" in Plat Book 39, Page 105 said 0.0031 acres being more particularly described as follows:

Beginning, for reference, at an iron pin found capped "EMH&T" (flush with grade) on the easterly line of said Parcel No. 2, at the northeasterly corner of said 1.212 acre tract, being the southeasterly corner of that 0.378 acre tract described in a deed to The City of Grove City, Ohio of record in O.R. 24361A20 for KILLDEER DRIVE 50' right-of-way, and being the southwesterly corner of that 1.531 acre tract described in a deed to The City of Grove City, Ohio of record in Instrument No. 200209060221714;

Thence South 86° 03' 47" West 327.04 feet, along the northerly line of said 1.212 acre tract and the southerly line of said 0.378 acre tract (KILLDEER DRIVE 50 feet wide) to a drill hole set at the True Point of Beginning, at the northwesterly corner of said 1.212 acre tract, on the easterly right-of-way line of Jackpot Road (60 feet wide, Plat Book 39, Page 105);

Thence North 86° 03' 47" East 24.99 feet, along the northerly line of said 1.212 acre tract and the southerly line of said 0.378 acre tract (KILLDEER DRIVE 50 feet wide) to an iron pin set;

Thence southwesterly along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 89° 58' 32", an arc length of 39.26 feet, the chord of which bears South 41° 04' 31" West 35.35 feet, to an iron pin set on the easterly right-of-way line of Jackpot Road (60 feet wide, Plat Book 39, Page 105);

Thence North 03° 54' 45" West 24.99 feet, along the westerly line of said 1.212 acre tract and said easterly right-of-way line to the Point of Beginning, containing 0.0031 acres of land, more or less, subject to any easements, restrictions or right-of-ways of previous record.

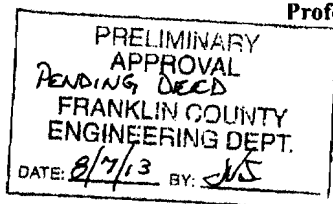
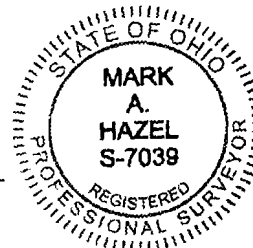
NOTE: Bearings are used for the determination of angles only. For the purpose of this description, a bearing of South 01° 43' 10" West was used on the easterly line of the parent 1.212 acre tract and all other bearings were calculated from this meridian. The iron pins set are 5/8" rebars, 30" long with yellow plastic cap stamped "SITE ENG INC."

The above description was prepared from an actual field survey of the tract during January, 2009 and August 2013 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, P.S.
Mark A. Hazel
Professional Surveyor No. 7039

8-5-13
Date



SITE ENGINEERING, INC.

7453 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900

RECEIVED

AUG 16 2013

FILE #3485
GC PLANNING COMMISSION
DATE: 7-5-13

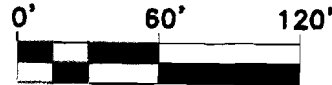
Proposed R/W Data

① N86°03'47"E 24.99'

② R=25.00'
Δ=89°58'32"
A=39.26'
CB=S41°04'31"W
CH=35.35'

③ N03°54'45"W 24.99'

N



GRAPHIC SCALE

The City Of Grove
City, Ohio
1.531 Ac.

Inst
#200209060221714

The City Of Grove City, Ohio
0.378 Ac.

O.R. 24361 A20

KILLDEER DRIVE (50')

I.P. Fd. Capped
EMH&T (flush)

REFERENCE
POINT OF
BEGINNING

**PROPOSED RIGHT-OF-WAY
DEDICATION 0.0031 AC.**

Nanubhai Patel and Manju Patel
1.212 Ac.

O.R. 22973 E13
Par. No. 040-008161

S86°02'00"W (M)
310.72' (M)

Natraj Corporation
2.000 Ac.
O.R. 34186 G01

166.30' (R&M)
S01°43'10"W (M)

BEARING REFERENCE LINE

Robarco, Inc.
8.994 Ac Orig.
D.B. 3514, PG. 362

I.P. Fd. Bent
S45°45'05"W, 0.17'

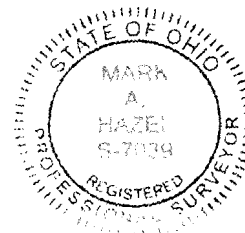
Mag Nail Fd.
POINT OF BEGINNING
DRILL HOLE SET 2009
JACKPOT ROAD (60')

Situated in the State of Ohio, County of Franklin, City of Grove City, (formerly Jackson Township) Virginia Military Survey No. 8231, being 0.0031 acres all out of that 1.212 acre tract of land described in a deed to NANUBHAI and MANJU PATEL of record in Official Record 22973E13, being part of Parcel No. 2 as same is designated and delineated on the recorded plat of "JACKPOT PARCELS" in Plat Book 39, Page 105 of record in the Recorder's Office, Franklin County, Ohio.

This plat was prepared from an actual field survey during January 2009 and August 2013 by Site Engineering, Inc. Bearings are used for the determination of angles only. For the purpose of this survey a bearing of S01°43'10" W was used on the easterly line of the parent 1.212 acre tract and all other bearings were calculated from this meridian. Iron Pins Set (I.P.S.) are 1/2" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC".

SITE ENGINEERING, INC.

By Mark A. Hazel, Jr. 8-14-13
Professional Surveyor No. 7039



Date: 10/15/13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-48-14
1st Reading: 10/21/13
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-48-13

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR PHYSIQUE FITNESS LOCATED AT THE NORTHWEST CORNER OF PARKWAY CENTRE AND BUCKEYE PLACE

WHEREAS, on October 8, 2013, the Planning Commission recommended approval of the Development Plan for Physique Fitness, with the following stipulations:

1. At least 40% of the structure be finished in brick or stone, with the remainder of the structure finished in either EIFS or a light-tone horizontal HardiePlank;
2. The dry storm water detention basin be redesigned as a rain garden or redesigned to comply with the City's Public and Private Pond Design Standards;
3. A stone water table be incorporated on the accessory structure;
4. Details for building lighting fixtures should be submitted to and approved by the Development Department prior to approval of the site improvement plan;
5. The photometric plan and Sheet SD1.1 be revised to consistently show lighting fixture locations and their corresponding lighting output levels;
6. Curbing or parking blocks be installed along the north and west parking areas;
7. The monument sign be externally lit from ground-mounted lighting sources.

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 Development Plan for Physique Fitness contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council