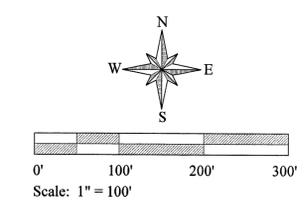


SITE DATA	
TOTAL SITE AREA:	± 27.0 AC.
SUBAREA A - MULTIFAMILY: ± 22.5 AC.	
TOTAL UNITS:	232 UNITS
DENSITY:	± 10.3 DU/AC
BUILDING A: 12 BUILDINGS	
1-BEDROOM	4 UNITS/BLDG.: 48 UNITS
2-BEDROOM	8 UNITS/BLDG.: 96 UNITS
TOTAL:	12 UNITS/BLDG.: 144 UNITS
BUILDING R: 11 BUILDINGS	
2-BEDROOM	6 UNITS/BLDG.: 66 UNITS
3-BEDROOM	2 UNITS/BLDG.: 22 UNITS
TOTAL:	8 UNITS/BLDG.: 88 UNITS
PARKING REQUIRED @ 2.5/ UNIT:	580 SPACES
PARKING PROVIDED:	
GARAGED SPACES:	208 SPACES
SURFACE PARKING AND DRIVEWAY SPACES:	391 SPACES
TOTAL PARKING PROVIDED:	599 SPACES
APPROXIMATE BUILDING COVERAGE	
BLDG. A:	8,840 SQ. FT.: 106,080 SQ. FT.
BLDG. R:	6,890 SQ. FT.: 75,790 SQ. FT.
CLUBHOUSE:	4,700 SQ. FT.: 4,700 SQ. FT.
CARWASH:	1,684 SQ. FT.: 1,684 SQ. FT.
COMPACTOR:	775 SQ. FT.: 775 SQ. FT.
MAIL KIOSK:	473 SQ. FT.: 473 SQ. FT.
TOTAL BUILDING COVERAGE:	± 189,502 SQ. FT. (19%)
LANDSCAPE AREA (EXCL. BLDG AND VEHICLE USE AREA):	± 494,376 SQ. FT. (50%)
SUBAREA B: RETAIL / RESTAURANT OUTPARCELS: ± 2.8 AC.	
OUTPARCEL 1:	± 1.5 AC. GROSS ± 1.4 AC. NET
OUTPARCEL 2:	± 1.3 AC. GROSS ± 1.2 AC. NET
SUBAREA C: SHOPPING CENTER EXPANSION: ± 1.8 AC.	
OPEN SPACE REQUIRED:	± 10.63 AC.
OPEN SPACE PROVIDED:	± 5.3 AC.
ADDITIONAL AMENITIES PROVIDED:	
<ul style="list-style-type: none"> <li>± 4,700 SQ. FT. CLUBHOUSE WITH POOL, POOL DECK, AND PATIO AREAS (APPROX. \$800,000 VALUE, SUBJECT TO FINAL DESIGN)</li> <li>CARWASH</li> <li>COMMUNITY GARDEN</li> <li>INFORMAL LOUNGE PATIOS FOR COMMON USE</li> <li>PASSIVE RECREATION LAWN AREAS WITH SIDEWALK CONNECTIVITY</li> <li>FONDS FOR STORMWATER MANAGEMENT AND COMMUNITY AESTHETICS</li> <li>PRESERVED WOODED AREA WITH DIRT TRAILS</li> <li>ADDITIONAL GREEN SPACE IN SETBACKS, EASEMENTS, AND BUFFER AREAS</li> </ul>	

NOTE:  
THIS DRAWING IS FOR PLANNING PURPOSES ONLY; NOT FOR CONSTRUCTION. FINAL LAYOUT, BUILDING FLOOR PLANS, AREA CALCULATIONS, AND DIMENSIONS OF EXISTING IMPROVEMENTS MAY CHANGE WITH SITE SURVEY AND FINAL ENGINEERING.



# Grove City Ranch Development

## Exhibit E - Preliminary Development Plan

Prepared for: The Buckeye Ranch Foundation & Schottenstein Real Estate Group  
Prepared by: Bird Houk - A Division of OHM  
Nov. 28, 2012

## INTRODUCTION

The proposed re-zoning of the 27.0 ac of property located off of London-Groveport Road in Grove City is intended to encompass the permitted uses under the Planned Unit Development Residential (PUD-R) and Business and Commercial Use (PUD-C) Districts, which allows for a mix of multifamily residential and retail, restaurant, and office uses. The goal of the re-zoning of the property is to obtain the highest value and the most marketable options for the applicants. The Buckeye Ranch has made this portion of its property available and has worked to create a plan that is appropriate for the current development climate, but is also flexible enough to allow for changing needs. The plan allows for a future expansion of the existing Buckeye Grove Shopping Center, and provides two outparcels for a to-be-determined user. The majority of the site is planned for multifamily housing with the Schottenstein Real Estate Group, who is noted for their quality communities. The proposed zoning classification is in keeping with the surrounding development of the area and the development standards herein will provide a quality development for Grove City.



200903120035028

Pgs: 2 \$28.00 T20090015053  
03/12/2009 2:37PM BXVALMER LAND  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

Board of Trustees of Jackson Township, by Michael Lilly, Township Administrator, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **The Buckeye Ranch Foundation, Inc.**, whose tax-mailing address is 5665 Hoover Road, Grove City, Ohio 43123, the following real property:

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

See Attached Exhibit "A"

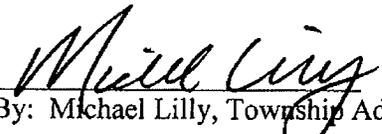
Parcel No. 040-014508-00  
Known as: 2.131 Acres Route 665, Grove City, OH 43123

Prior Instrument Reference: Instrument Number: 200806170092318; 200806170092316 and Deed Book 3451, Page 902, of the records of Franklin County, Ohio.

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record. Except taxes and assessments, if any, now a lien and thereafter due and payable.

Signed and acknowledged by:

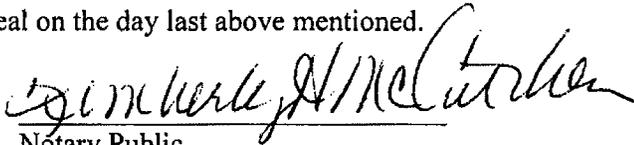
Board of Trustees of Jackson Township

  
By: Michael Lilly, Township Administrator

State of Ohio  
County of Franklin, SS:

The foregoing instrument was acknowledged before me this 27th day of February, 2009, by Board of Trustees of Jackson Township, by Michael Lilly, Township Administrator, the grantor(s).

Witness my official signature and seal on the day last above mentioned.

  
Notary Public

This instrument prepared by:  
Rhett A. Plank, Esq.  
7546 Slate Ridge Blvd.  
Reynoldsburg, OH 43068  
File No. 77120059

9022771  
**CONVEYANCE TAX  
EXEMPT**  
*AM*  
**JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR**

(H1462966.2)

TRANSFER  
NOT NECESSARY

MAR 12 2009

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

TRANSFERRED

MAR 06 2009

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

MAIL TO:  
5665 HOOVER RD  
GROVE CITY, OHIO  
ATTN: NICK REES

Exhibit "A"  
Legal Description  
For File: 77120059

Situated in the State of Ohio, County of Franklin and in the City of Grove City, Virginia military District No. 1434, and being a 2.131 acre tract of land entirely out of the remainder of a 5.00 acre tract conveyed to Board of Trustees of Jackson Township of record in Deed Book 3451, page 902 at the Franklin County Recorder's Office, Franklin County, Ohio, and said 2.131 acre tract of land being more particularly described as follows:

Beginning for reference at an Mag Nail (set) , said Mag Nail being located at the northerly right-of-way line of London-Groveport Road S.R. 665 (variable right-of-way), said Mag Nail also being located at the most northwesterly property corner of a 0.076 acre tract belonging to the City of Grove City of record in Instrument Number 200703260051498 at said Recorder's Office, said Mag Nail also being located at the most northeasterly property corner of a 0.315 acre tract belonging to City of Grove City of record in Instrument Number 200704110063463 at said Recorder's Office, said Mag Nail also being located at the southeasterly property corner of a 5.127 acre tract belonging to The Buckeye Ranch Foundation, Inc., of record in Instrument No. 200611290238122 at the Recorder's Office, said 5.00 acre tract, thence along the westerly property line of said 5.127 acre tract, and also along the westerly property line of said 5.00 acre tract, N 03° 36' 35" E, a distance of 273.96 feet to an iron pin (set), said iron pin being located at the Point of Beginning of said 2.131 acre tract of land.

Thence from said Point of Beginning across said 5.00 acre tract, N 79° 36' 35" E, a distance of 340.09 feet to an iron pin (set), said iron pin being located at the westerly property line of a 4.445 acre tract belonging to Buckeye Grove Shopping Center of record in Plat Book 90, page 36 at said Recorder's Office;

Thence along the said westerly property line of said 4.445 acre tract, N 03° 36' 35" E, a distance of 238.65 feet to a 1 3/4" O.D. iron pin (found) in excellent condition;

Thence along a southerly property line of said 4.445 acre tract, and also along a southerly property line of a 10.00 acre tract of land belonging to the BUckeye Ranch Foundation, Inc., of record in Instrument No. 199811230301548 at said Recorder's Office, N 85° 51' 25" W, a distance of 330.00 feet to a 1 3/4" O.D. iron pin (found) in excellent condition, said iron pin being located at the southwestery property corner of said 10.00 acre tract, said iron pin also being located at the said easterly property line of said 5.127 acre tract;

Thence along the said easterly property line of said 5.127 acre tract, S 03° 36' 35" W, a distance of 324.00 feet to the Point of Beginning and containing 2.131 acres of land more or less, and being subject to all easements, restrictions and rights-of-way (if any) of previous record.

Basis of bearing is the westerly property line being, S. 03° 36' 35" W. of said 5.00 acre tract being of record in Deed Book 3451, page 902 at the Franklin County Recorders Office, Franklin County, Ohio.

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

Known As: 2.131 Acre Route 665, Grove City, OH 43123  
Parcel No.

0-033-5  
An of  
(040)  
14508

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E.	
BY: <u>EAR</u>	
DATE: <u>3/6/09</u>	

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That EDWIN R. WHITE, unmarried, in consideration of the sum of \$1.00 and other consideration, to him paid by THE BUCKEYE RANCH FOUNDATION, INC., an Ohio non-profit corporation, GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey, with general warranty covenants, to the said GRANTEE, THE BUCKEYE RANCH FOUNDATION, INC., an Ohio non-profit corporation, its successors and assigns in the following described real estate, situated in the County of Franklin, in the State of Ohio, and in the City of Grove City and bounded and described as follows:

The property described in Exhibit A attached hereto.

Last Transfer: Deed Book 3570, Page 860; OR 27154J11

Parcel No.: 040-8047 & 040-8046 (Parent Tracts)

Address: Hoover London-Groveport Roads

Tax Address: 5665 Hoover Rd., Grove City OH 43123

Future Parcel # 040-10043

TRANSCENDING TITLE BOX

**TO HAVE AND TO HOLD SAID PREMISES,** with all the privileges and appurtenances thereunto belonging to the said GRANTEE, its successors and assigns forever. And the said GRANTOR for himself and his heirs, does hereby covenant with the said GRANTEE, its successors and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are free and clear from all encumbrances whatsoever except conditions, restrictions and easements of record, and taxes and assessments due and payable after date of execution hereof, and that he will forever warrant and defend the same, with the appurtenances unto the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever, except as above noted.

**IN WITNESS WHEREOF,** the said GRANTOR has hereunto set his hand, this 23rd day of November, 1998.

Signed and acknowledged in the presence of

[Signature]

Edwin R. White  
EDWIN R. WHITE

97-44-43A  
144

[Signature]  
(Printed name of witness)

[Signature]  
Kenneth A. Golonka, Jr.  
(Printed name of witness)

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

**BE IT REMEMBERED,** that on this 23rd day of November, 1998, before me, the subscriber, a Notary Public in and for said county, personally came the above named Edwin R. White, the GRANTOR in the foregoing Warranty Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

**IN TESTIMONY WHEREOF,** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]  
Notary Public

This instrument prepared by: William W. Spencer, Attorney at Law, 222 East Town Street Columbus, Ohio 43215

TRANSFERRED  
NOV 23 1998  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

26949  
CONVEYANCE TAX  
\$ 200.00  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR



VICKIE STANT  
Notary Public, State of Ohio  
My Commission Expires  
October 4, 2000

REV: November 16, 1998  
REV: November 11, 1998  
September 8, 1998

**DESCRIPTION OF 10.000 ACRE TRACT  
WEST OF RELOCATED HOOVER ROAD &  
NORTH OF LONDON-GROVEPORT ROAD, GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 1434, and being portions of the following two (2) tracts of land:

1. 2.603 acres out of an original 29.696 acre tract conveyed as Parcel One to Edwin R. White by deed of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio, and
2. 7.397 acres out of an original 10.380 acre tract conveyed as Parcel Two to Edwin R. White by deed of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio,

said 10.000 acre tract also being Lot No. 4, as shown upon BuckeyeGrove Shopping Center Plat, of record in Plat Book 90, Pages 36-37, Recorder's Office, Franklin County, Ohio,

all bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. 0024 found in the original centerline of Hoover Road, in the east line of said Virginia Military Survey No. 1434 and in the west line of Virginia Military Survey No. 14081;

thence S 4° 19' 05" W along the original centerline of Hoover Road, along the east line of said Virginia Military Survey No. 1434 and along the west line of said Virginia Military Survey No. 14081 a distance of 711.56 feet to a pony spike set at the southeast corner of a 0.221 acre tract of land conveyed to City of Grove City for Relocated Hoover Road right-of-way purposes by deed of record in Official Record 28297, Page A 09, Recorder's Office, Franklin County, Ohio, at a northeast corner of a 4.445 acre tract of land conveyed out of said original 29.696 acre tract and out of said original 10.380 acre tract to The City of Grove City, Ohio, for Relocated Hoover Road and London-Groveport Road (Ohio Route 665) right-of-way purposes by deed of record in Official Record 27154, Page J 11, Recorder's Office, Franklin County, Ohio, and at the northeast corner of said original 29.696 acre tract;

thence N 85° 50' 25" W along a north line of said 4.445 acre tract, along the south line of said 0.221 acre tract, along a portion of the north line of said original 29.696 acre tract and along a portion of a south line of a 29.475 acre tract of land conveyed to The Buckeye Ranch Foundation, Inc. by deed of record in Instrument 199809090228741, Recorder's Office, Franklin County, Ohio, a distance of 417.74 feet to a 3/4-inch I.D. iron pipe set at the true place of beginning of the tract herein intended to be described (passing a 3/4-inch I.D. iron pipe set in the curved west right-of-way line of Relocated Hoover Road, at a northwest corner of said 4.445 acre tract, at the southwest corner of said 0.221 acre tract and at a southeast corner of said 29.475 acre tract at 42.84 feet);

thence S 4° 09' 35" W perpendicular to the north line of said original 29.696 acre tract and perpendicular to a south line of said 29.475 acre tract a distance of 174.25 feet to a 3/4-inch I.D. iron pipe set;

thence N 85° 44' 31" W a distance of 165.75 feet to a 3/4-inch I.D. iron pipe set;

98-069/KROGLOT4.DOC

REV: November 16, 1998  
REV: November 11, 1998  
September 8, 1998

thence S 35° 10' 51" W a distance of 163.43 feet to a 3/4-inch I.D. iron pipe set;

thence S 80° 10' 51" W a distance of 169.91 feet to a 3/4-inch I.D. iron pipe set;

thence S 35° 10' 51" W a distance of 368.53 feet to a 3/4-inch I.D. iron pipe set;

thence S 4° 14' 40" W perpendicular to a south line of said original 10.380 acre tract and perpendicular to the north line of an original 5.00 acre tract of land conveyed to Board of Trustees of Jackson Township by deed of record in Deed Book 3451, Page 902, Recorder's Office, Franklin County, Ohio, a distance of 125.26 feet to a 3/4-inch I.D. iron pipe set in a south line of said original 10.380 acre tract and in the north line of said original 5.00 acre tract;

thence N 85° 45' 20" W along a portion of a south line of said original 10.380 acre tract and along a portion of the north line of said original 5.00 acre tract a distance of 294.70 feet to a 3/4-inch I.D. iron pipe set at a southwest corner of said original 10.380 acre tract, at the northwest corner of said original 5.00 acre tract and in the east line of a 5.127 acre tract of land conveyed as Tract 1 to Buckeye Boys Ranch, Inc. by deed of record in Official Record 26690, Page J 12, Recorder's Office, Franklin County, Ohio;

thence N 4° 21' 39" E along a west line of said original 10.380 acre tract and along a portion of the east line of said 5.127 acre tract a distance of 795.72 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of said original 10.380 acre tract, at the northeast corner of said 5.127 acre tract and in a south line of said 29.475 acre tract;

thence S 85° 50' 25" E along the north line of said original 10.380 acre tract, along a portion of the north line of said original 29.696 acre tract and along a portion of a south line of said 29.475 acre tract a distance of 896.87 feet to the true place of beginning;

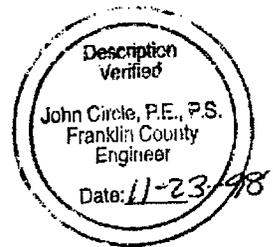
containing 10.000 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by John F. Wicker, Jr., Ohio Surveyor No. 6261, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in April, 1998. Basis of bearings is the original centerline of Hoover Road, being S 4° 19' 05" W, as shown of record in Official Record 27154, Page J 11, Recorder's Office, Franklin County, Ohio.

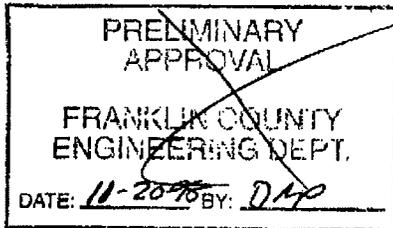
*Kevin L. Baxter*

Kevin L. Baxter,  
Ohio Surveyor #7697

*0-33-U*



*All of All of  
lot 4 (040)  
10043*



98-069/KROGLOT4.DOC



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Pgs: 3 \$36.00 T20060087489  
11/29/2006 2:41PM MEPVORYS  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

**THE BUCKEYE RANCH, INC.**, an Ohio not-for-profit corporation, fka Buckeye Boys Ranch, Inc. ("Grantor"), of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **THE BUCKEYE RANCH FOUNDATION, INC.**, an Ohio not-for-profit corporation, ("Grantee"), whose tax mailing address is 5665 Hoover Road, Grove City, OH 43123, the following described real property:

Situated in the State of Ohio, County of Franklin and in the Township of Jackson and being more particularly described on Exhibit "A" attached hereto and incorporated herein.

The general warranty covenants are subject to easements, including, but not limited to, covenants, conditions and restrictions and limitations of record; zoning ordinances; legal highways and real estate taxes and assessments, hereafter due and payable.

Parcel Nos.: 040-008048, 040-008049 and 040-008057.

Also known as: -0- London Groveport Road, Grove City, Ohio.

Prior Instruments of Reference: Official Record 26690J10 and Official Record 26690J12, Recorder's Office, Franklin, Ohio.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, by its duly authorized officer, this 27<sup>th</sup> day of November, 2006.

THE BUCKEYE RANCH, INC., an Ohio not-for-profit corporation

By: Richard E. Rieser  
Richard E. Rieser, President

STATE OF OHIO,  
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2006 by Richard E. Rieser, President of The Buckeye Ranch, Inc., an Ohio not-for-profit corporation, on behalf of the not-for-profit corporation.

Debbie L. Clifton  
Notary Public

Debbie L. Clifton  
Notary Public, State of Ohio  
My commission expires 7/23/08

914402

**TRANSFERRED**

NOV 29 2006

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX  
EXEMPT  
R. Testa  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

This Instrument Prepared By: Kenneth A. Golonka, Jr., Esq., Vorys, Sater, Seymour and Pease LLP, 52 East Gay Street, P. O. Box 1008, Columbus, OH 43215-1008.

WHEN RECORDED, RETURN TO: Jane B. Gaines, Paralegal  
VORYS SATER SEYMOUR and PEASE LLP, 52 East Gay Street  
P.O. Box 1008, Columbus, OH 43216-1008 (ENVELOPE PROVIDED)

EXHIBIT "A"

PARCEL I (Parcel No. 040-008048)

Situated in the State of Ohio, County of Franklin and in the Township of Jackson, Virginia Military Surveys No. 1434 and 6115 and being 5.127 acres out of a 29.695 acre tract known as Parcel No. 3 conveyed to Ada R. Smith by deed, of record in Deed Book 2659, Page 557, Recorder's Office, Franklin County, Ohio, said 5.127 acre tract being more particularly described as follows:

Beginning at a spike in the centerline of State Route 665 (Lockbourne road) and the Southerly line of the said 29.695 acre tract, said spike being located North 82° 14' 50" West, a distance of 460.12 feet from the Southeasterly corner of the said 29.695 acre tract;

Thence from the place of beginning, North 82° 14' 50" West, a distance of 155.84 feet along the centerline of said State Route 665, and the Southerly line of the said 29.695 acre tract to a spike;

Thence North 03° 36' 35" East, a distance of 1430.92 feet to an iron pin in the Northerly line of the said 29.695 acre tract;

Thence North 86° 32' 55" West, a distance of 155.43 feet along the Northerly line of the said 29.695 acre tract to an iron pin, said iron pin being located North 86° 32' 55" West, a distance of 458.92 feet from the Northeasterly corner of the said 29.695 acre tract;

Thence South 03° 36' 35" West, a distance of 1442.61 feet to the place of beginning, containing 5.127 acres of land.

0-33-J  
all  
(040)  
8548

PARCEL II (Parcel No. 040-008049)

Situated in the State of Ohio, County of Franklin and in the Township of Jackson, Virginia Military Surveys No. 1434 and 6115 and being 4.664 acres out of a 29.695 acre tract known as Parcel No. 3 and 0.463 acres out of a 1.064 acre tract, both tracts being conveyed to Ada R. Smith by deed, of record in Deed Book 2659, Page 557, Recorder's Office, Franklin County, Ohio, the above 4.664 acre tract and the 0.463 acre tract being more particularly described as a 5.127 acre tract as follows:

Beginning at a spike in the centerline of State Route 665 (Lockbourne Road) and the Southerly line of the said 29.695 acre tract, said spike being located North 82° 14' 50" West, a distance of 615.96 feet from the Southeasterly corner of the said 29.695 acre tract; thence from the place of beginning North 82° 14' 50" West, a distance of 53.00 feet along the centerline of State Route 665 and the Southerly line of the said 29.695 acre tract to a spike being the Southeasterly corner of the said 1.064 acre tract and a Southwesterly corner of the said 29.695 acre tract; thence North 82° 46' 50" West, a distance of 104.02 feet along the Southerly line of the said 1.064 acre tract and the centerline of said State Route 665 to a spike; thence North 03° 36' 35" East, a distance of 1420.11 feet (passing the Northerly line of the said 1.064 acre tract and re-entering the 29.695 acre tract at 197.49 feet) to an iron pin in the Northerly line of the said 29.695 acre tract; thence South 86° 32' 55" East, a distance of 156.68 feet along the Northerly line of the said 29.695 acre tract to an iron pin, said iron pin being located North 86° 32' 55" West, a distance of 614.35 feet from the Northeasterly corner of the said 29.695 acre tract; thence South 03° 36' 35" West, a distance of 1430.92 feet to the place of beginning, containing 5.127 acres of land.

Reference: See Deed Volume 2659, Page 557, Recorder's Office, Franklin County, Ohio and also Survey of Richard W. Conrad, Registered Surveyor #5041 dated July 8, 1974.

0-33-J  
all  
(040)  
8049

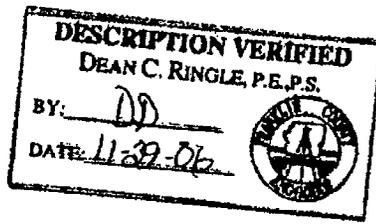
**PARCEL III (Parcel No. 040-008057)**

Situated in the State of Ohio, County of Franklin and in the Township of Jackson, Virginia Military Surveys No. 1434 and 6115 and being 4.526 acres out of a 29.695 acre tract known as Parcel No. 3 and 0.601 acres out of a 1.064 acre tract, both tracts being conveyed to Ada R. Smith by deed, of record in Deed Book 2659, Page 557, Recorder's Office, Franklin County, Ohio, the above 4.526 acre tract and the 0.601 acre tract being more particularly described as a 5.127 acre tract as follows:

Beginning at a spike in the centerline of State Route 665 (Lockbourne Road) and being the Southwesterly corner of the said 1.064 acre tract; thence North  $01^{\circ} 36' 00''$  East, a distance of 260.35 feet along the Westerly line of the said 1.064 acre tract and 29.695 acre tract to an iron pin in the Westerly line of the said 29.695 acre tract, passing the Northwesterly corner of the said 1.064 acre tract and a Southwesterly corner of the said 29.695 acre tract at 186.86 feet; thence North  $01^{\circ} 35' 30''$  East, a distance of 1062.95 feet along the Westerly line of the said 29.695 acre tract to a stone; thence North  $02^{\circ} 01' 36''$  East, a distance of 68.77 feet along the Westerly line of said 29.695 acre tract to an iron pin being the Northwesterly corner of the said 29.695 acre tract; thence South  $86^{\circ} 32' 55''$  East, a distance of 182.01 feet along the Northerly line of the said 29.695 acre tract to an iron pin; thence South  $03^{\circ} 36' 35''$  West, a distance of 1420.11 feet to a spike in the centerline of State Route 665 and the Southerly line of the said 1.064 acre tract (passing the Northerly line of the said 1.064 acre tract and leaving the 29.695 acre tract at 1222.62 feet); thence North  $82^{\circ} 46' 50''$  West, a distance of 133.27 feet along the centerline of State Route 665 and the Southerly line of the said 1.064 acre tract to the place of beginning, containing 5.127 acres of land.

Reference: See Deed Volume 2659, Page 557, Recorder's Office, Franklin County, Ohio and also a Survey of Richard W. Conrad, Registered Surveyor #5041 dated July 8, 1974.

0-33-J  
all of  
(04D)  
8057





200704110063463

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04/11/2007 10:39AM HAC  
Robert G. Montgomery  
Franklin County Recorder

**LIMITED WARRANTY DEED**

**THE BUCKEYE RANCH FOUNDATION, INC.,** an Ohio not-for-profit corporation ("Grantor"), an Ohio corporation, for valuable consideration paid, grants, with limited warranty covenants, to the **CITY OF GROVE CITY, OHIO,** a municipal corporation of the State of Ohio ("Grantee"), whose tax mailing address is 4035 Broadway, Grove City, Ohio 43123, that certain parcel of land being more particularly described as follows:

Located in the Township of Jackson, County of Franklin and State of Ohio, more particularly described in the attached **Exhibit A** attached hereto and made a part hereof (the "Property")

Part of Tax Parcel Nos.: 040-008048,040-008049,040-008057

Prior Instrument Reference: Instrument No. 200611290238122,  
Franklin County, Ohio Recorder's Office.

Grantor's conveyance of the Property is subject to easements, restrictions, conditions, covenants and reservations of record, real estate taxes and assessments not yet due and payable and all applicable zoning and building laws, ordinances and regulations.

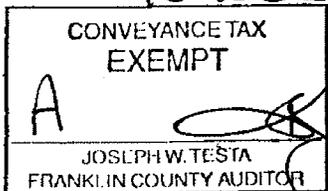
Witness the hand of the authorized representative of the Grantor and effective as of the 9<sup>th</sup> day of April, 2007.

The Buckeye Ranch Foundation, Inc.

By: Richard E Rieser

Print Name: Richard E Rieser

Its: President



**TRANSFERRED**

APR 11 2007

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

STATE OF OHIO, COUNTY OF Franklin ss:

The foregoing instrument was executed before me on the 9<sup>th</sup> day of April, 2007, by Richard E. Rieser, who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

Dawn M Lane  
NOTARY PUBLIC  
My Commission expires: 6-5-2010

This instrument was prepared by or on behalf of The City of Grove City.



DAWN M. LANE  
Notary Public, State of Ohio  
My Commission Expires 06-05-10

**PARCEL 19WD  
WIDENING AND RECONSTRUCTION OF  
LONDON-GROVEPORT ROAD (S.R. 665)  
0.513 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Parcel I (5.127 acres), Parcel II (5.127 acres), and Parcel III (5.127 acres) conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Number 200611290238122, and described as follows:

*Beginning, for reference*, at the intersection of the original centerline of London-Groveport Road with Hoover Road as shown on Buckeyegrove Shopping Center Plat of record in Plat Book 90, Page 36, also being an angle point in the south line of that 4.445 acre tract conveyed to the City of Grove City, Ohio of record in Official Record 27154J11 and the northeast corner of that 0.679 acre tract conveyed to the City of Grove City, Ohio of record in Instrument Number 200301170018595;

thence North 82° 58' 38" West, 994.42 feet, with the original centerline of London-Groveport Road and partly with the current centerline of London-Groveport Road to the southwest corner of that 0.315 acre tract conveyed to The City of Grove City, Ohio of record in Official Record 26334G12 and the southeast corner of said Parcel I, the *True Point of Beginning*;

thence North 82° 58' 38" West, 326.70 feet, continuing with said centerline and the south line of said Buckeye Ranch Foundation parcels to a centerline monument set;

thence North 83° 31' 37" West, 119.51 feet, continuing with said centerline and the south line of said Buckeye Ranch Foundation parcels to the southwest corner of said Parcel III and the southeast corner of that 1.066 acre tract conveyed to The City of Grove City, Ohio of record in Instrument Number 199809300248948;

thence North 00° 45' 57" East, 50.25 feet, with a line common to said Parcel III and said 1.066 acre tract to a boundary marker set at the southeast corner of that 3.905 acre tract conveyed to The Neuendorf Company, LLC of record in Instrument Number 200606300128609;

thence across said Buckeye Ranch Foundation parcels with the proposed right-of-way line, the following courses:

South 83° 31' 37" East, 124.75 feet, to a boundary marker set;

South 82° 58' 38" East, 323.31 feet, to a boundary marker set in the line common to said Parcel I and the remainder of that 5.00 acre tract conveyed to Board of Trustees of Jackson Township of record in Deed Book 3451, Page 902;

thence South 02° 51' 46" West, 50.13 feet (passing a ¼ inch iron pipe found at 20.05 feet), with said common line and the line common to said Parcel I and said 0.315 acre to the *True Point of Beginning*, containing 0.513 acre, more or less, which includes 0.307 acre in the present roadway occupied.

PARCEL 19WD  
WIDENING AND RECONSTRUCTION OF  
LONDON-GROVEPORT ROAD (S.R. 665)  
0.513 ACRE

-2-

Of the above described 0.513 acre, 0.179 acre is located in Auditor's Parcel No. 040-008048, which includes 0.107 acre in the present roadway occupied; 0.180 acre is located in Auditor's Parcel No. 040-008049, which includes 0.108 acre in the present roadway occupied; and 0.154 acre is located in Auditor's Parcel No. 040-008057, which includes 0.092 acre in the present roadway occupied.

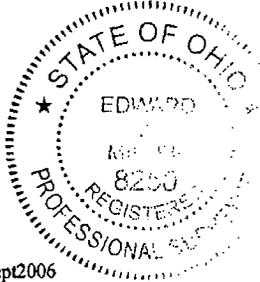
Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5548 & FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

This survey was prepared by me or under my supervision from existing records and actual field surveys performed in 2006.

The Grantor retains the right of ingress and egress to any residual area of WD take.

Boundary markers set, where indicated, are 3/4 inch steel rods, thirty (30) inches long with a 1 1/2 inch diameter aluminum cap stamped per ODOT standards and monuments set, where indicated, are 3/4 inch steel rods, thirty (36) inches long with a 2 inch diameter aluminum cap stamped in an adjustable centerline monument box per ODOT standards.

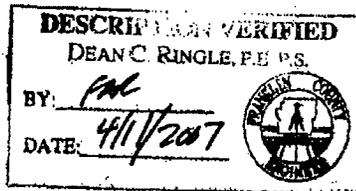


SG/11Sept2006  
Rev: 06Apr2007  
19WD 0\_513 ac 60610.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*[Handwritten signature]*  
4/6/07

Edward J. Miller,  
Professional Surveyor No. 8250



0-33-5  
SPLIT  
0.179 ACRES  
OUT OF  
(040)  
8048  
?  
SPLIT  
0.180 ACRES  
OUT OF  
(040)  
8049  
?  
SPLIT  
0.154 ACRES  
OUT OF  
(040)  
8057

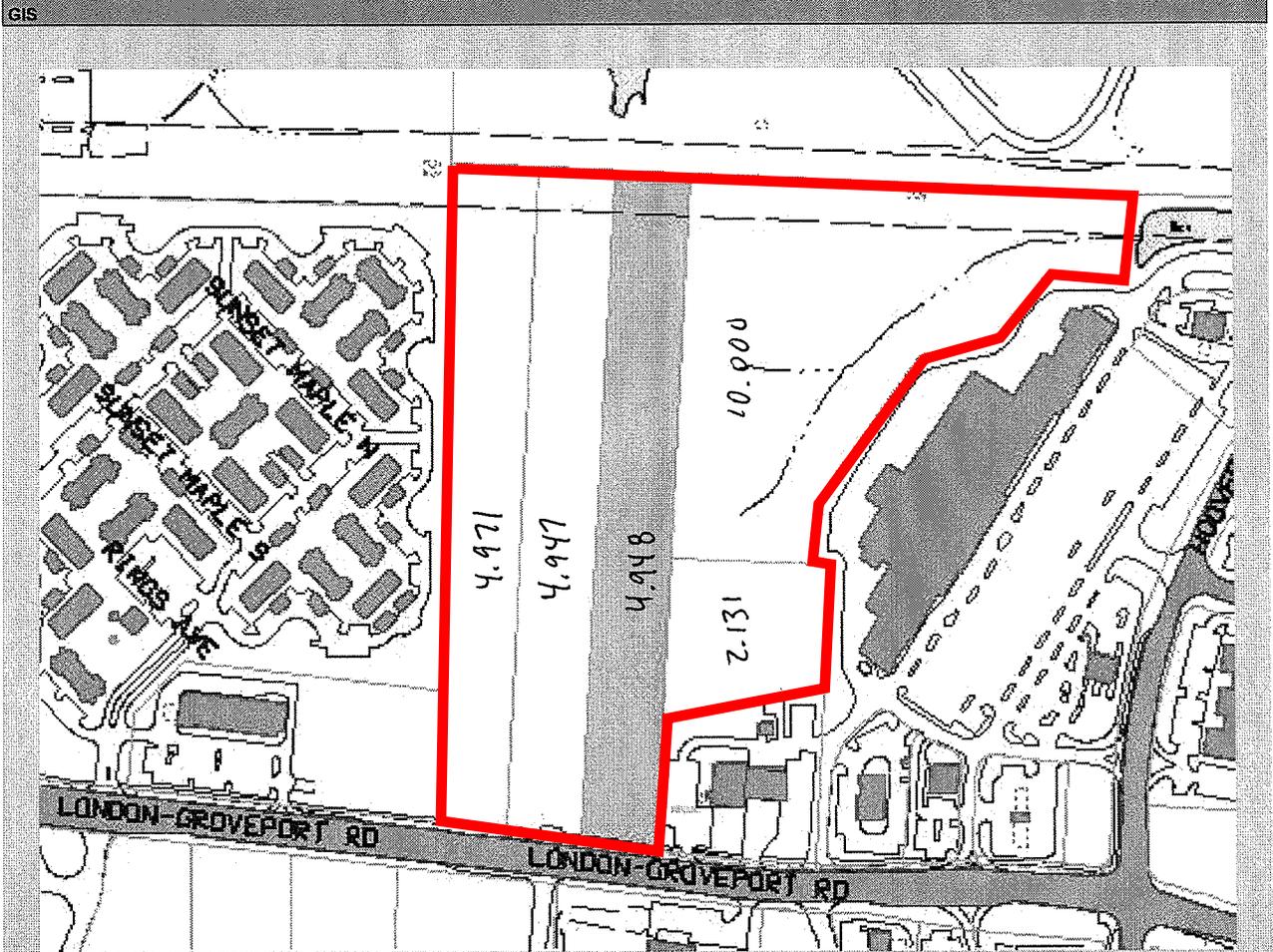
26.997 Ac. total



**Property Report**

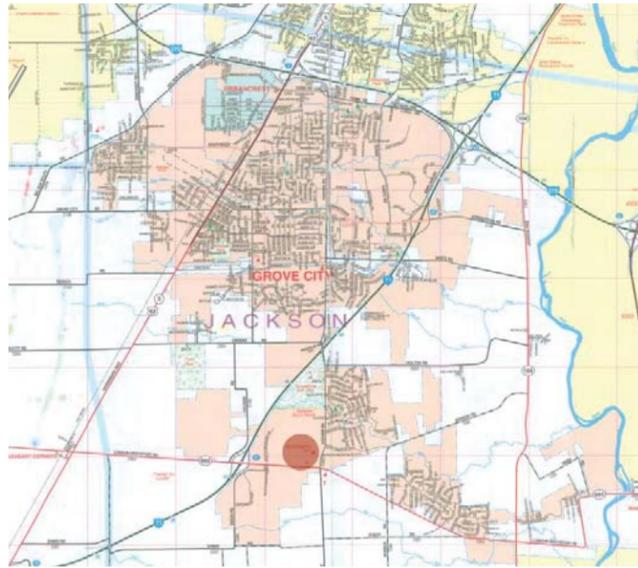
Generated on 10/22/12 at 07:13:45 AM

Parcel ID 040-008048-00      Map Routing No 040-O033J -011-00      Card No 1      Location 00000      LONDON GROVEPORTRD



**Disclaimer**  
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

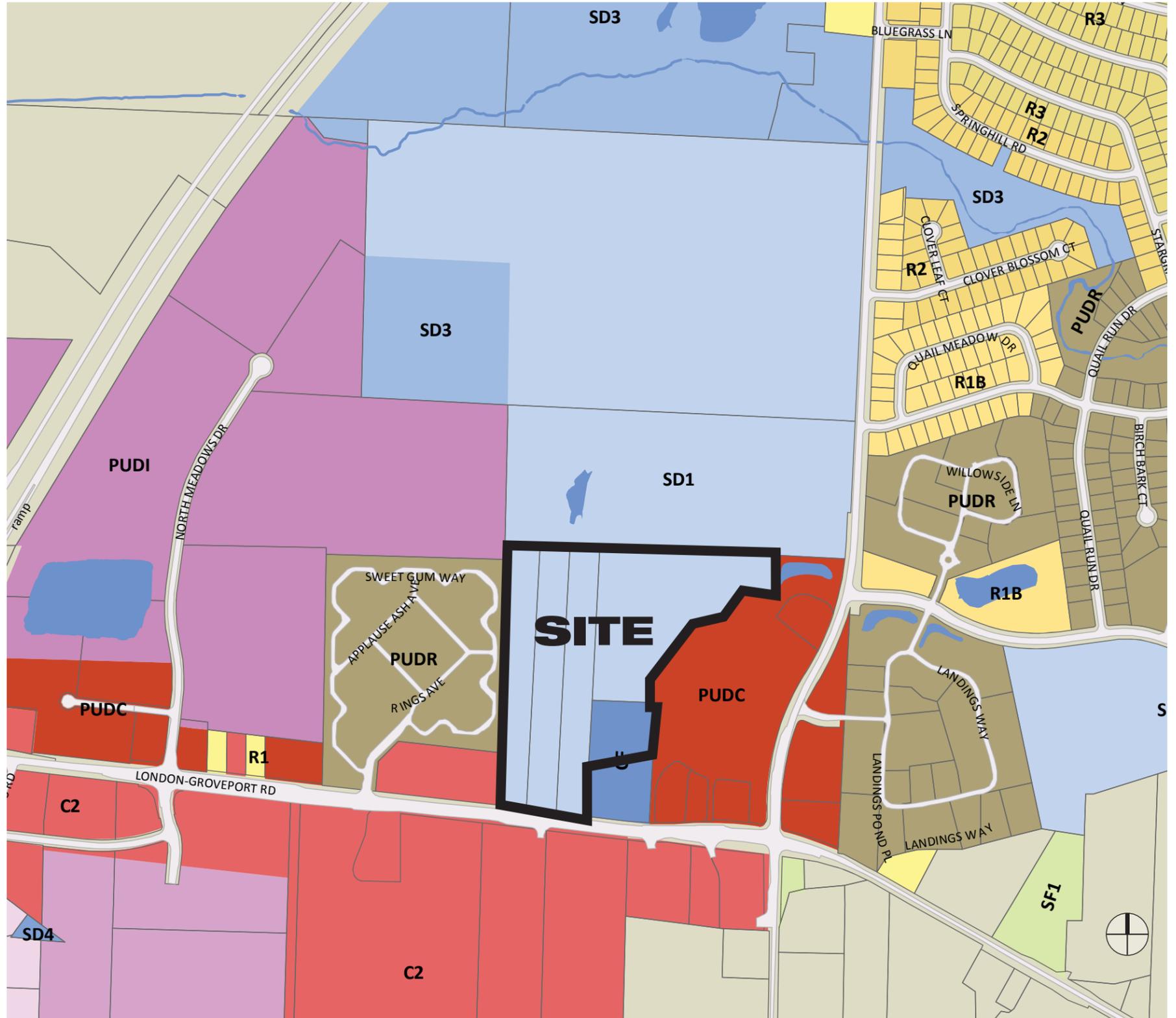
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities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



LOCATION MAP

	R-A	Rural (Agricultural)
	SF-1	Single Family Residence (20,000sf)
	SF-2	Single Family Residence (15,000sf)
	SF-3	Single Family Residence (12,000sf)
	R-1	Single Family Residence
	R-1b	Single Family Residence with Stipulations
	R-2	Single Family Residence
	R-3	Single Family Residence (Modified)
	D-1	Doubles, Twin Singles & Duplex
	D-2	Doubles & Twin Singles (Zero Lot Line)
	A-1	Multi Family
	A-1a	Multi Family
	PUD-R	Planned Unit Development - Residential
	PSO	Professional Services
	OLR	Office, Laboratory, Research
	M-1	Medical
	C-1	Service Commercial
	C-2	Retail Commercial
	CBD	Central Business District
	PUD-C	Planned Unit Development - Commercial
	SD-1	Educational
	SD-2	Service
	SD-3	Recreational
	SD-4	Miscellaneous
	CF	Community Facilities
	IND-1	Light Industry
	IND-2	Heavy Industry
	IND-3	Transportation Industry
	PUD-I	Planning Unit Development - Industrial

ZONING KEY



N.T.S.

EXHIBIT A: EXISTING ZONING



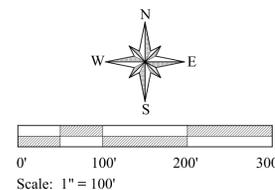
EXHIBIT B: EXISTING CONDITIONS - ORTHOPHOTOGRAPH



**SITE DATA**

TOTAL SITE AREA: ± 27.0 AC.

NOTES:  
 1. THIS MAP IS FOR PLANNING PURPOSES ONLY; NOT FOR CONSTRUCTION. MAP INFORMATION IS A COMPILATION OF COUNTY G.I.S. AND ON-SITE OBSERVATION. ALL EXISTING SITE DATA SUBJECT TO CHANGE WITH VERIFICATION BY A CERTIFIED SITE SURVEY.



# Grove City Ranch Development

## Exhibit C - Existing Conditions

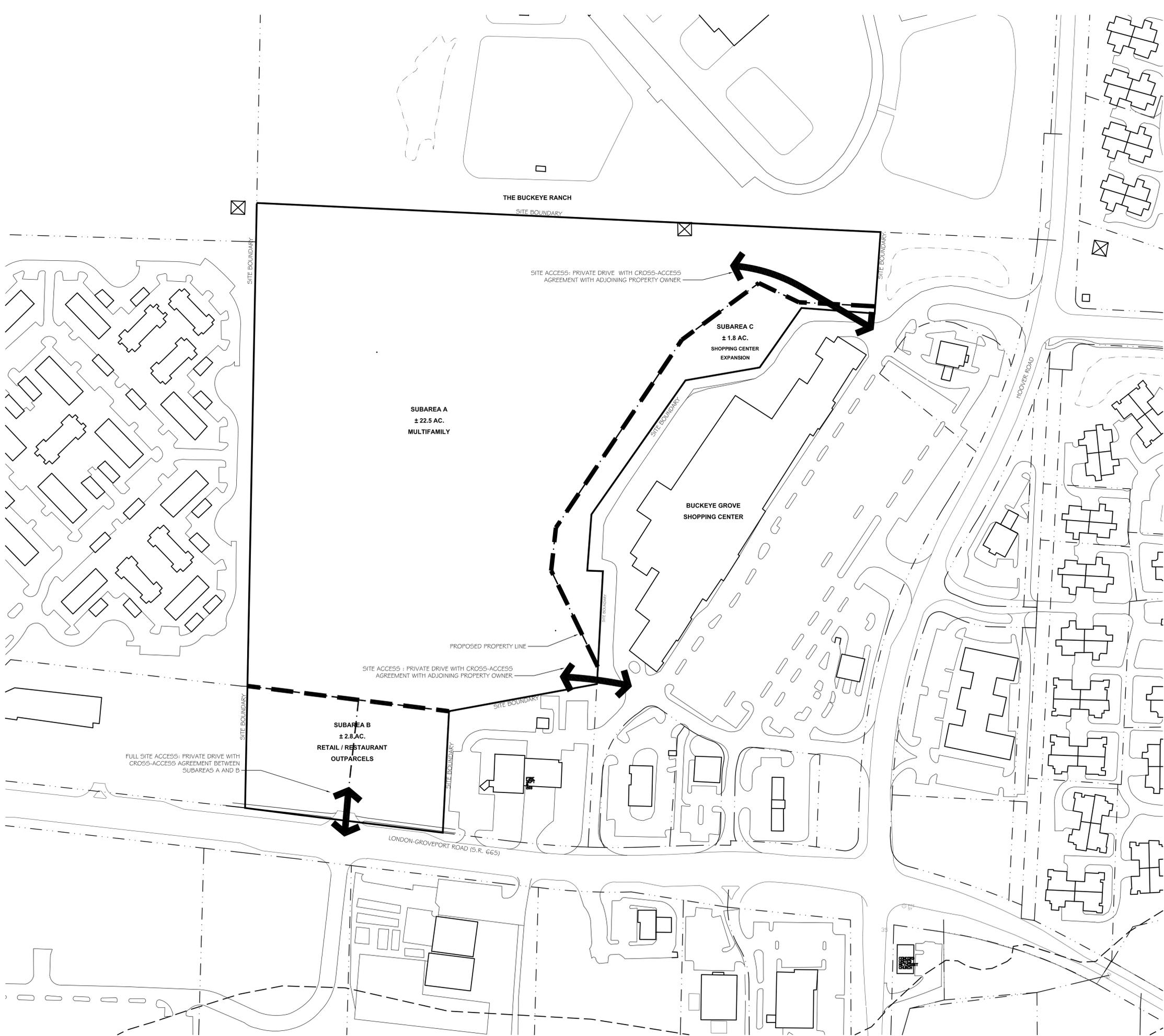
Prepared for: The Buckeye Ranch Foundation & Schottenstein Real Estate Group  
 Prepared by: Bird Houk - A Division of OHM

Oct. 29, 2012

6285120031

SITE DATA	
TOTAL SITE AREA:	± 27.0 AC.
SUBAREA A: MULTIFAMILY	± 22.5 AC.
SUBAREA B: RETAIL / RESTAURANT OUTPARCEL	± 2.8 AC.
SUBAREA C: SHOPPING CENTER EXPANSION	± 1.8 AC.

NOTES:  
 1. THIS MAP IS FOR PLANNING PURPOSES ONLY; NOT FOR CONSTRUCTION. LOT LINES AND ACREAGES SUBJECT TO CHANGE WITH SITE SURVEY AND FINAL ENGINEERING.



# Grove City Ranch Development

## Exhibit D - Subarea Plan



BUILDING A



BUILDING R

Illustrations are intended to show representative architecture. Materials shall be per approved PUD standards. Final building architecture to be provided at Final Development Plan.

EXHIBIT F: CONCEPTUAL ARCHITECTURAL ELEVATIONS

**GENERAL DEVELOPMENT STANDARDS MATRIX**

**TABLE 1**

	<b>Proposed Sub-Area</b>	<b>Sub-Area ‘A’ (PUD-R) Multifamily</b>	<b>Sub-Area ‘B’ (PUD-C) Outparcels</b>	<b>Sub-Area ‘C’ (PUD-C) Shopping Center Expansion</b>
<b>I.</b>	<b>Area</b>	±22.5 ac.	±2.8 ac.	±1.8 ac.
<b>II.</b>	<b>Permitted Uses</b>	Uses Permitted under (A-1) Multifamily in Chapter 1135.10; support facilities and accessory uses, such as clubhouse, pool, and car-cleaning facility.	Uses Permitted C-1 and C-2, and under (PSO) Professional Services, (OLR) Office Lab & Research in Chapter 1135.09	Shopping center parking, loading and service areas, screening
<b>III.</b>	<b>Density</b>	10.3 d.u./Acre (Max)	8,000s.f./Acre (Max)	Per Grove City requirements for each use
<b>VI.</b>	<b>(Max) Building Height</b>	35’ Height (measured from grade to the middle point of the roof massing between the eave and the peak)	35’ Height (measured from grade to the middle point of the roof massing between the eave and the peak)	Per Grove City requirements for each use
<b>V.</b>	<b>Off-Street Parking Requirements</b>	2.0 spaces per dwelling unit: may include garages, driveway stack spaces, and surface parking. 0.5 spaces per dwelling unit for visitor parking; may include driveway stack spaces and surface parking.	Per Grove City Requirements For Each Use Section 1135.12	Per Grove City Requirements For Each Use Section 1135.12
<b>VI.</b>	<b>Proposed Street Type</b>	Private; shared access All Private Drives and Driveways will have curbs and curb cuts that will be constructed to Grove City standards	Private; shared access All Private Drives and Driveways will have curbs and curb cuts that will be constructed to Grove City standards	Private; shared access All Private Drives and Driveways will have curbs and curb cuts that will be constructed to Grove City standards
	<b>R.O.W. Width</b>	Private Streets: N/A	100’: London Groveport Rd. Private Streets: N/A	Private Streets: N/A
	<b>Pavement Width</b>	Private streets and drive aisles: 26’ min. Will Conform to Grove City Standards Regarding (2) Way Streets	Shared access drive: 36’ Or as otherwise approved by the City Engineer. Will Conform to Grove City Standards Regarding (2) Way Streets	Private streets and drive aisles: 24’ min Will Conform to Grove City Standards Regarding (2) Way Streets
<b>VII.</b>	<b>Setbacks</b>			
	<b>Public Road</b>	N/A	20’ Parking Setback (From Public R.O.W.) 30’ building setback (From Public R.O.W.)	N/A
	<b>Private Street</b>	5’ min. 20’ where parking is intended in unit driveways	10’ Parking Setback (From Edge of Pavement) 20’ Building Setback (From Edge of Pavement)	N/A
	<b>Side</b>	20’ min. between buildings	10’ Building & Parking Setback	N/A
	<b>Rear</b>	30’ min. between buildings	30’ Building and Parking Setback (adjoining Subarea A)	N/A
	<b>Perimeter</b>	25’ Building and Parking Setback	N/A	20’ Parking Setback

Revised: 10/29/12

**MULTIFAMILY DEVELOPMENT STANDARDS TABLE**  
**SUB AREA 'A'**

**TABLE 2**

CONFIGURATION	SIGNAGE	SITE LAYOUT & LANDSCAPE	MULTIFAMILY BUILDING STANDARDS	BUILDING WALLS	BUILDING ELEMENTS	ROOFS	WINDOWS & DOORS	BUILDING LIGHTING
	<p>Subarea A shall be permitted a maximum of three (3) monument signs. Each sign shall be permitted up to 50 sq.ft. per face and may be 2-sided.</p> <p>Signs may be permitted to be located on adjoining properties, as the locations relate to access from public streets, and with written agreement from the adjoining property owner. Cross access / maintenance easements shall be indicated on the Final Development Plan.</p> <p>All such signs shall otherwise be located in accordance with the restrictions of the Grove City, Ohio Code of Ordinances.</p> <p>Max height of Monument sign shall be 8' when located 10' from ROW.</p>	<p>The layout portrayed on the Preliminary Development Plan is conceptual in nature and subject to change with final engineering at Final Development Plan.</p> <p>Landscaping shall meet Requirements under Section 1136 of Grove City Zoning Code.</p> <p>Perimeter Buffers Are Detailed Herein.</p> <p>Setbacks Are Defined Herein.</p> <p>All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Provided, however, that the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened.</p> <p>The north property line shall include 3' tall screening in the form of an evergreen hedge and / or mounding, as shown on the plan.</p> <p>90 degree parking spaces shall be 9'x18'. Parallel parking spaces shall be 8' x 22'. Driveways intended for parking shall be a minimum of 20' from face of garage to edge of drive aisle/ private street.</p>	<p>Residential units minimum square footage:                      1-bedroom: 700 sq.ft.                      2-bedroom: 1,000 sq.ft.</p> <p>Maximum of 232 dwelling units.</p> <p>No unit entrances shall be below ground.</p> <p>Buildings shall be permitted a maximum of 12 dwelling units per building.</p> <p>Individual units may be used as models for the purpose of marketing, leasing, or sales. A manufactured modular building, and/or the clubhouse, may be used as a site office during the development of the project.</p>	<p>Any single wall surface may consist of a combination of permitted materials.</p> <p>Residential buildings within this sub-area will provide 4 sided architecture.</p> <p>Stucco, EIFS shall be detailed to look like traditional walls, cornices, soffits, etc.</p> <p>All walls used for screening must be architecturally compatible with adjacent building architecture.</p> <p>Building fenestration refers to the arrangement of openings in a building facade by elements that are designed to permit the passage of air, light and people (such as doors and windows).</p> <p>In addition to using building elements to articulate building mass, individual walls must be articulated with fenestration and pattern on each exterior elevation.</p> <p>The amount of fenestration should be balanced with the amount of solid facade.</p>	<p>Building elements are encouraged to be based on traditional historic examples. More contemporary elements should be used sparingly.</p> <p>Accessory Structures that service the main residential structures, such as clubhouse, mail kiosk, car-was, and compactor building, will be architecturally compatible with the residential buildings.</p> <p>Screening of service area enclosures, and accessory uses are to be of the same materials as the main structure.</p> <p>All mechanical equipment shall be screened from view.</p>	<p>Pitched roofs with gables or hips shall have a minimum slope of 6:12.</p> <p>Accent elements such as porches and dormers shall have a minimum 4:12 pitched roof.</p>	<p>Windows and doors should be used to break up the mass of a building wall and to provide detail and interest to the elevation.</p>	<p>Exterior light fixtures shall have an appropriate scale and appearance when visible.</p> <p>Pedestrian pathways shall have sufficient lighting for safety and comfort.</p> <p>Lighting intensity shall conform to the Grove City, Ohio Code of Ordinance.</p> <p>Parking and pedestrian path lighting shall be directed downward. Landscape and building up-lighting from a concealed source shall be permitted.</p> <p>All outdoor pole fixtures shall not exceed a maximum height of fourteen (14) feet measured from the finished grade.</p> <p>No offsite illumination is permitted. The use of Cut Off Type Fixtures is required to reduce Light Pollution.</p>

**MULTIFAMILY DEVELOPMENT STANDARDS TABLE**  
**SUB-AREA 'A' (CONT'D)**

**TABLE 2**

<b>MATERIALS</b>	<b>SIGNAGE</b>	<b>LANDSCAPE</b>	<b>MULTIFAMILY BUILDING STANDARDS</b>	<b>BUILDING WALLS</b>	<b>BUILDING ELEMENTS</b>	<b>ROOFS</b>	<b>WINDOWS &amp; DOORS</b>	<b>BUILDING LIGHTING</b>
	<p>Monument Signs must have a base equal to signage width; have no openings, supporting posts, poles, pillars, uprights or braces.</p> <p>Monument Signs must be Incorporated into a Masonry Base with Materials Matching the Main Building.</p> <p>Individual signs shall consist of an internally illuminated cabinet incorporated into the design of the sign base or by a white, steady, stationary light of reasonable intensity, directed solely at the sign and/ or otherwise prevented from beaming directly onto adjacent properties or R.O.W.'s.</p> <p>Sign will be in architectural harmony with buildings on site.</p> <p>No open tube neon signage shall be permitted.</p>	<p>Trees and Plants shall be of Species and Varieties Normally Used in this Region and Suitable for USDA Zones 4-5.</p> <p>See Section 1136.15 for Prohibited Trees.</p> <p>The Practice of Monoculture shall be avoided. The Design for each Site shall Incorporate a minimum of (3) separate species of tree.</p>	<p>The scale of each building may be aided through the use of articulated building elements, such as porticos, dormers, recesses, awnings and other such elements, which help break up the building mass.</p>	<p>Brick Veneer  Stone/Cultured Stone or stone veneer  Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone)  Wood lap siding, composite lap siding and cedar shake siding (painted or stained)  Vinyl siding – minimum of .042” nominal thickness  Vinyl shake siding – minimum of .042” nominal thickness</p>	<p>Awnings, canopies, etc. can consist of fabric coverings. Plastic is not an acceptable covering.</p> <p>Columns, cornices, and similar elements should be natural or simulated natural materials such as brick or stone.</p> <p>Building accents can include metal panels, glazed tiles, or similar items if less than 20% of the building wall (excluding glass).</p>	<p>Materials shall be cedar shakes, tile, slate, synthetic slate or dimensional asphalt or fiberglass shingles.</p> <p>Shingles to be a minimum, medium weight dimensional or dimensional-look shingles.</p>	<p>Wood, aluminum, steel and vinyl are acceptable.</p> <p>Glass can be tinted or clear. Reflective glass is not acceptable.</p>	<p>Painted steel, aluminum, and copper are acceptable materials for exterior building lighting. The use of wall pack lighting is not allowed.</p> <p>Fixtures with exposed bulbs are not allowed.</p>
<p><b>TECHNIQUE AND COLORS</b></p>	<p>Not more than five (5) colors may be used. Black and White shall not be considered colors.</p> <p>There shall be no more than two (2) types and more than three (3) sizes of lettering used for any sign including characters or trademarks used for identification.</p> <p>Signs with flashing lights, moving parts or video displays shall be prohibited.</p> <p>Signs shall not Advertise the Sale of Goods/ Services</p>	<p>All such landscaping shall be maintained and kept in accordance with the landscape plan as submitted and such maintenance and upkeep shall be the responsibility of the owner of such yard, space or area. All vacant lots shall be kept seeded or maintained in such manner as to prevent erosion of the property and excess drainage into adjoining lands.</p>		<p>Earth tones, muted and natural tones are required. Trim colors may include white. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other.</p>	<p>Bright colors are not allowed for items such as awnings, doors and building accents.</p> <p>High chroma colors are prohibited.</p>	<p>Roofs shall have a minimum 6” eave and 6” rake.</p> <p>Black, gray, brown, green, red, in earth tones, muted or natural tones are required.</p>	<p>The appearance of divided-light windows is preferred.</p> <p>Frames and trims shall be light, neutral colors, such as warm white, cream or taupe, champagne and anodized aluminum.</p>	<p>Lighting should display a uniform, comfortable, and warm appearance in keeping with the architecture of the building.</p> <p>Lighting intensity requirements shall conform to Grove City, Ohio Code of Ordinances.</p> <p>Colored lights shall not be used to light the exterior of buildings.</p>

**COMMERCIAL OUTPARCEL DEVELOPMENT STANDARDS TABLE**  
**SUB AREA 'B'**

**TABLE 3**

CONFIGURATION	SIGNAGE	SITE LAYOUT & LANDSCAPE	BUILDING WALLS	BUILDING ELEMENTS	ROOFS	WINDOWS & DOORS	BUILDING LIGHTING
	<p>One Monument sign is allowed per Commercial Parcel with a maximum surface area of 50s.f. All such signs shall be located in accordance with the restrictions of the Grove City, Ohio Code of Ordinances.</p> <p>Max ht of Monument sign is 8' when located 10' from ROW.</p> <p>Signs may be attached to a building wall or architecturally integrated extension which faces a street, parking lot or service drive, or may be attached to a canopy which projects beyond the building, provided that no part of the sign may extend above the roof or canopy. Signage may be located on a wall that is an extension of a building. No part of any wall sign shall be located closer than 18" to either end of building face, including wall extension.</p> <p>Each Building shall be permitted (1) S.F. of Building Mounted Signage per L.F. of frontage not to exceed (200) S.F.; Street frontage being defined as the total width of that side of the building which faces the street, <u>excluding any extension of a building wall beyond the building itself</u>. In the case of a corner lot or other situation where the building site abuts more than one public street, (not including alleys), the applicant shall specify which is the primary frontage, and signs may be permitted on the basis of the area authorized above for each lineal foot of primary street frontage and one-half thereof for each lineal foot of other street frontage. The total sign area on any one side of a building shall not exceed the allowable area for such side computed in accordance with the foregoing rules. In the case of a building which does not front on a public street, as in shopping centers, the drives and parking areas adjacent to such building shall be considered as public streets for the purpose of this ordinance, provided that where any such drive or parking area abuts an R-District, the frontage of the building on such drive or parking area shall not be considered as frontage for such purpose if the distance from such building to the nearest private property in said R-District is less than one hundred and fifty (150) feet.</p> <p>Wall signage shall be allowed on the secondary frontage of buildings.</p> <p>Window signs shall be permitted in addition to any permitted wall or ground sign.</p> <p>Window signs shall be limited to the ground floor or 1<sup>st</sup> floor windows only. No open tube neon signs of any variety are allowed in window.</p> <p>Total area of all such window signs is not to exceed 25% of the total window area of the establishment.</p>	<p>The layout portrayed on the sub-area plan and the preliminary development plan is speculative in nature and subject to change based upon market conditions. Final site layout and building architecture will be provided at Final Development Plan</p> <p>Landscaping shall meet Requirements under Section 1136 of Grove City Zoning Code.</p> <p>Perimeter Buffers shall meet the requirements of Section 1136 of Grove City Zoning Code.</p> <p>Setbacks Are Defined Herein.</p> <p>All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Provided, however, that the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened.</p>	<p>Any single wall surface may consist of a combination of brick, stone, stucco, wood or cementitious lap siding.</p> <p>Outparcel buildings within this sub-area will provide 4 sided architecture with a minimum percentage of brick or stone on each elevation as follows:</p> <ul style="list-style-type: none"> <li>• Front Façade – 50%</li> <li>• Side elevations – 35%</li> <li>• Rear elevation – 20%</li> </ul> <p>Use of stucco is not acceptable within 3 feet of the ground except for columns or other architectural features designed to simulate the appearance of stone.</p> <p>Stucco, EIFS shall be detailed to look like traditional walls, cornices, soffits, etc.</p> <p>Walls shall not have more than 20' of continuous wall length facing a public road or parking area devoid of windows unless the wall contains architectural features such as piers, columns or defined bays.</p> <p>All walls used for screening must be architecturally compatible with adjacent building architecture.</p>	<p>Building elements are encouraged to be based on traditional historic examples. More contemporary elements should be used sparingly.</p> <p>Accessory Structures that service the main structures of each outparcel will be architecturally compatible w/ the Main Building.</p> <p>Screening of service area enclosures, accessory uses and overhead doors are to be of the same materials as the main structure. Any overhead service and garage doors in the development shall be screened from public streets.</p> <p>All rooftop mechanical equipment shall be screened from view.</p>	<p>Sloped roofs are required on all buildings 1.5 stories (15 feet) or lower in height.</p> <p>Minimum slope is 6:12</p> <p>Maximum slope is 12:12</p> <p>Mansard roofs are acceptable provided they are a minimum of 8 feet high and meet the min and max slope requirements.</p> <p>Maximum roof height shall not exceed 1 ½ times the building façade.</p> <p>No rooftop equipment shall be visible from street level.</p> <p>Flat roofs are acceptable on buildings 2 stories or more in height provided they are designed with parapet walls that extend a minimum 24" above the surface of the roof.</p>	<p>Glass openings in the first story facades of all uses within this sub-area facing the public R.O.W. should be between 35%-75% of the wall to present a storefront appearance.</p>	<p>Exterior light fixtures shall have an appropriate scale and appearance when visible.</p> <p>Pedestrian pathways shall have sufficient lighting for safety and comfort.</p> <p>Lighting intensity shall conform to the Grove City, Ohio Code of Ordinance.</p> <p>All lighting shall be directed downward rather than upward.</p> <p>All outdoor pole fixtures shall not exceed a maximum height of twenty (24) feet measured from the finished grade established not closer than fifteen (15) feet to the pole.</p> <p>No offsite illumination is permitted. The use of Cut Off Type Fixtures is required to reduce Light Pollution.</p>

**COMMERCIAL OUTPARCEL DEVELOPMENT STANDARDS TABLE**  
**SUB-AREA 'B' (CONT'D)**

**TABLE 3**

	<b>SIGNAGE</b>	<b>LANDSCAPE</b>	<b>BUILDING WALLS</b>	<b>BUILDING ELEMENTS</b>	<b>ROOFS</b>	<b>WINDOWS &amp; DOORS</b>	<b>BUILDING LIGHTING</b>
<b>MATERIALS</b>	<p>Monument Signs must have a base equal to signage width; have no openings, supporting posts, poles, pillars, uprights or braces.</p> <p>Monument Signs must be Incorporated into a Masonry Base with Materials Matching the Main Building.</p> <p>Individual signs shall consist of an internally illuminated cabinet incorporated into the design of the sign base or by a white, steady, stationary light of reasonable intensity, directed solely at the sign and/ or otherwise prevented from beaming directly onto adjacent properties or R.O.W.'s.</p> <p>Sign will be in architectural harmony with buildings on site.</p> <p>No open tube neon signage shall be permitted except for a 1' x 2' "Open" sign that may have a maximum of two colors.</p>	<p>Trees and plants shall be of species and varieties normally used in this region and suitable for USDA Zones 4-5.</p> <p>See Grove City Zoning Code Section 1136.15 for Prohibited Trees.</p> <p>The Practice of monoculture shall be avoided. The design for each site shall incorporate a minimum of (3) separate species of tree.</p>	<p>Brick : Reds or earth tone colors are required.</p> <p>Stone : natural or simulated material with a smooth, tumbled or aged finish. Heavily rusticated or split face stone may be acceptable in limited situations.</p> <p>Siding : Wood or cementitious lap siding (Hardi-Plank or approved equal)</p> <p>Stucco, EIFS in standard finishes.</p>	<p>Awnings, canopies, etc. can consist of fabric coverings. Plastic is not an acceptable covering.</p> <p>Columns, cornices, and similar elements should be natural or simulated natural materials such as brick or stone.</p> <p>Building accents can include metal panels, glazed tiles, or similar items if less than 20% of the building wall (excluding glass).</p>	<p>All roofs shall be:</p> <p>Natural or simulated slate or tile.</p> <p>Wood shakes.</p> <p>Dimensional shingles (30 year).</p> <p>Standing seam panels (20 yr. Paint warranty, minimum).</p> <p>Copper</p>	<p>Wood, aluminum, steel and vinyl are acceptable.</p> <p>Glass can be tinted or clear. Reflective glass is not acceptable.</p>	<p>Painted steel, aluminum, and copper are acceptable materials for exterior building lighting. The use of wall pack lighting is not allowed.</p> <p>Fixtures with exposed bulbs are not allowed.</p>
<b>TECHNIQUE AND COLORS</b>	<p>Not more than five (5) colors may be used. Black and White shall not be considered colors.</p> <p>There shall be no more than two (2) types and more than three (3) sizes of lettering used for any sign including characters or trademarks used for identification.</p> <p>Signs with flashing lights, moving parts or video displays shall be prohibited.</p> <p>Signs shall not advertise the sale of goods/ services</p>	<p>All such landscaping shall be maintained and kept in accordance with the landscape plan as approved with Final Development Plan and such maintenance and upkeep shall be the responsibility of the owner of such yard, space or area. All vacant lots shall be kept seeded or maintained in such manner as to prevent erosion of the property and excess drainage into adjoining lands.</p>	<p>Painted Walls should be warm natural colors such as warm white, light gray, light buff and taupe. Bright (high chroma) colors are not allowed.</p>	<p>Bright colors are not allowed for items such as awnings, doors and building accents.</p> <p>High chroma colors are prohibited.</p>	<p>Standing Seam Roof Colors shall be from the following list: Brown, Tan, Dk. Green, Grey, Black</p>	<p>The appearance of divided-light windows is preferred.</p> <p>Frames and trims shall be light, neutral colors, such as warm white, cream or taupe, champagne and anodized aluminum.</p>	<p>Lighting should display a uniform, comfortable, and warm appearance in keeping with the architecture of the building.</p> <p>Lighting intensity requirements shall conform to Grove City, Ohio Code of Ordinances.</p>

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**SHOPPING CENTER EXPANSION DEVELOPMENT STANDARDS TABLE**  
**SUB AREA 'C'**

**TABLE 4**

	SIGNAGE	SITE LAYOUT & LANDSCAPE	BUILDING WALLS	BUILDING ELEMENTS	ROOFS	WINDOWS & DOORS	BUILDING LIGHTING
<b>CONFIGURATION</b>	Signage shall not be permitted in this subarea except for regulatory or directional signage related to the service and parking uses.	<p>The layout portrayed on the sub-area plan and the Preliminary Development Plan is conceptual in nature and subject to change with Final Development Plan.</p> <p>Landscaping shall meet Requirements under Section 1136 of Grove City Zoning Code.</p> <p>Perimeter Buffers shall meet Requirements under Section 1136 of Grove City Zoning Code. Truck loading / parking area screening shall be permitted to span the boundary between subareas A and C.</p> <p>Perimeter buffers shall be installed by the shopping center owner / developer prior to the construction of any shopping center building expansion.</p> <p>Setbacks Are Defined Herein.</p> <p>All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Provided, however, that the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened.</p>	No buildings are planned for this site; only parking and service areas. Any proposed buildings shall match the PUD standards of Buckeye Grove Shopping Center and shall be submitted to the City of Grove City for approval.				<p>Exterior light fixtures shall have an appropriate scale and appearance when visible.</p> <p>Pedestrian pathways shall have sufficient lighting for safety and comfort.</p> <p>Lighting intensity shall conform to the Grove City, Ohio Code of Ordinance.</p> <p>All lighting is directed downward rather than upward.</p> <p>All outdoor pole fixtures shall not exceed a maximum height of thirty-five (35) feet measured from the finished grade established not closer than fifteen (15) feet to the pole.</p> <p>The use of Wall pack lighting is prohibited.</p> <p>No offsite illumination is permitted. The use of Cut Off Type Fixtures is required to reduce Light Pollution.</p> <p>Accent lighting is permitted on building facades and/or landscape features and signage provided light is directed toward the items being accented and does not spill out or cause undue glare onto adjacent properties and streets.</p>

**SHOPPING CENTER EXPANSION DEVELOPMENT STANDARDS TABLE**  
**SUB-AREA 'C' (CONT'D)**

**TABLE 4**

	<b>SIGNAGE</b>	<b>LANDSCAPE</b>	<b>BUILDING WALLS</b>	<b>BUILDING ELEMENTS</b>	<b>ROOFS</b>	<b>WINDOWS &amp; DOORS</b>	<b>BUILDING LIGHTING</b>
<b>MATERIALS</b>	All signage shall be per city code requirements or as otherwise approved by the City Engineer.	<p>Trees and Plants shall be of Species and Varieties Normally Used in this Region and Suitable for USDA Zones 4-5.</p> <p>See Grove City Zoning Code Section 1136.15 for Prohibited Trees.</p> <p>The Practice of Monoculture shall be avoided. The Design for each Site shall Incorporate a minimum of (3) separate species of tree.</p>	No buildings are planned for this site; only parking and service areas. Any proposed buildings shall match the PUD standards of Buckeye Grove Shopping Center and shall be submitted to the City of Grove City for approval.			<p>Painted steel, aluminum, and copper are acceptable materials for exterior building lighting. The use of wall pack lighting is not allowed.</p> <p>Fixtures with exposed bulbs are not allowed.</p> <p>Fixture, poles, and bases shall match those of the existing shopping center, unless otherwise approved by city planning staff.</p>	
<b>TECHNIQUE AND COLORS</b>	All signage shall be per city code requirements or as otherwise approved by the City Engineer.	All such landscaping shall be maintained and kept in accordance with the landscape plan as submitted at Final Development Plan and such maintenance and upkeep shall be the responsibility of the owner of such yard, space or area. All vacant lots shall be kept seeded or maintained in such manner as to prevent erosion of the property and excess drainage into adjoining lands.				<p>Lighting should display a uniform, comfortable, and warm appearance in keeping with the architecture of the building.</p> <p>Lighting intensity requirements shall conform to Grove City, Ohio Code of Ordinances.</p>	

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