

DEC 2 8 2012

GCPLANNING COMMISSION

Method of Zoning Change
Reversion of Zoning Classification

Submitted: December 31, 2012

GROVE CITY RANCH
DEVELOPMENT

A P L A N N E D U N I T D E V E L O P M E N T

Grove City, Ohio

Submitted By:

Buckeye Ranch Foundation
5665 Hoover Rd.
Grove City, OH 43123

Schottenstein Real Estate Group
2 Easton Oval
Suite 510
Columbus, OH 43219

Prepared By:

OHM Advisors
101 Mill Street
Suite 200
Gahanna, OH 43230
Contact: Jim Houk
Phone: (614) 418-0600
Fax: (614) 418-0614
www.ohm-advisors.com

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SECTION I

Application for Rezoning



CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
 (614) 277-3000
 Fax (614) 277-3011
 www.ci.grove-city.oh.us

**METHOD OF ZONING CHANGE
 REVERSION OF ZONING CLASSIFICATION
 APPLICATION
 FEE \$100.00**

Date Submitted _____

PROJECT INFORMATION		
PROJECT NAME Grove City Ranch Development		
PROPERTY LOCATION/ADDRESS Northwest corner of Hoover Road and S.R. 665, west of Grove City Shopping Center and South of Buckeye Ranch.		
PARCEL TAX ID # 040-008057-00; 040-008049-00; 040-008048-00; 040-010043-00; 040-014508-00		
EXISTING ZONING SD-1; CF	PROPOSED ZONING PUD-R; PUD-C	
PROPERTY OWNER(S) The Buckeye Ranch Foundation, Inc. c/o Nicholas Rees		
MAILING ADDRESS 5665 Hoover Road, Grove City, OH 43123		
DAYTIME TELEPHONE (614)539-6663	FAX NUMBER ()	E-MAIL nick.rees@buckeyeranch.org

APPLICANT/AGENT		
NAME OF APPLICANT The Buckeye Ranch Foundation, Inc. and Schottenstein real Estate Group		
MAILING ADDRESS See attached schedule for all contact info		
DAYTIME TELEPHONE ()	FAX NUMBER ()	E-MAIL
DESIGNATED CONTACT PERSON		DAYTIME TELEPHONE ()

I, DONALD J. HUNTER JR., the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant [Signature] Date 12-27-12
 Signature of Owner [Signature] Date 12-17-12

FOR OFFICE USE ONLY			
DATE RECEIVED	PAYMENT RECEIVED/AMOUNT	RECEIVED BY	CHECK #
DATE SCHEDULED FOR PC	PUD FINDING MET YES NO	APPROVED PLAN ATTACHED YES NO	TEXT INCLUDED YES NO
PROJECT ID #	PLANNING COMMISSION ACTION APPROVED DISAPPROVED		

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

Per Section 1139.01, "Applications or petitions for change or amendment to existing districts in the City shall be made to the office of the Planning Commission and shall be accompanied with a fee of \$100.00, payable to the City of Grove City and shall be deposited in the General Fund. This fee is for the purpose of defraying the costs of preparing the necessary plats, maps, data, legislation and notices and all official publications required by the City and shall not be refundable even though the application is disapproved by the Planning Commission or Council. Applications under Sections 1135.01 to 1135.05 are included herein". (Ordinance C-49-01, Passed 8-6-01.)

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

**LOCATION OF
PROPERTY**

Northwest corner of Hoover Road and S.R. 665, west of Grove City Shopping Center and South of Buckeye Ranch.

EXISTING ZONING SD-1; CF

PROPOSED ZONING PUD-R; PUD-C

PETITIONER NAME (PLEASE PRINT)

Donato J. Hunter, Jr

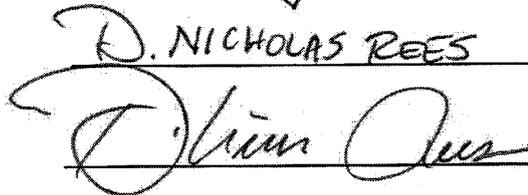
PETITIONER'S SIGNATURE



OWNER NAME (PLEASE PRINT)

D. NICHOLAS REES

OWNER SIGNATURE



DATE

12-17-12

METHOD OF ZONING CHANGE;
REVISION OF ZONING CLASSIFICATION
APPLICATION CHECKLIST

Per Section 1139.03 (a), "All requests for modifications of the use districts as established by the Zoning Code shall be submitted to the Planning Commission upon such forms as provided by the Planning Commission for that purpose and pursuant to such rules and regulations as shall be established by the Planning Commission. The Commission may, upon its own motion, recommend to Council changes in the use districts herein established. An applicant requesting a change in the use districts herein established shall file together with the request as hereandbefore described an affidavit with the Planning Commission. The Commission after hearing and consideration of such request shall forward its findings and recommendations to Council and provide a copy thereof to the applicant and other interested parties who shall request the same". (Ordinance C-49-01, Passed 8-6-01.)

The following checklist items are required to process a Zoning Request:

- 1. For a Planned Unit Development (PUD) Rezoning Request, a copy of the letter from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan.
- 2. A meets and bounds legal description for the area to be rezoned.
- 3. A map (no larger than 11 x 17) outlining the said parcel or parcels to be rezoned.
- 4. Listing of names and mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change.
- 5. Signature of Property Owner of Record

Please be aware that no changes or alterations in applications shall be permitted, once processing has started. However, an application may be withdrawn upon written request from the petitioner, but in all such instances, the petitioners will forfeit the filing fee.

PETITIONER NAME (PLEASE PRINT)

Donald J. Hundley, Jr.

PETITIONER'S SIGNATURE

Donald J. Hundley, Jr.

OWNER NAME (PLEASE PRINT)

D. NICHOLAS REES

OWNER SIGNATURE

D. Nicholas Rees

DATE

12-17-12

Contact List

Property Owner / Co-Applicant

The Buckeye Ranch Foundation, Inc.

5665 Hoover Road, Grove City, OH 43123

Contact: Nick Rees

Ph: 614-539-6663

Email: nick.rees@buckeyeranch.org

Co-Applicant

Schottenstein Real Estate Group

2 Easton Oval, Suite 510

Columbus, OH 43219

Contact: c/o Jim Houk, OHM Advisors (see address below)

Planner

OHM Advisors

101 Mill Street, Suite 200

Gahanna, OH 43230

Contact 1: Jim Houk Email: jim.houk@ohm-advisors.com

Contact 2: Rick Fay Email: rick.fay@ohm-advisors.com

Ph: 614-418-0600

Fax: 614-418-0614

SECTION II

Approved Preliminary Development Plan Resolution

RESOLUTION NO. CR-44-12

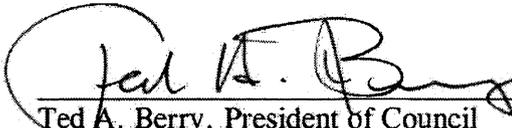
A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR GROVE CITY RANCH DEVELOPMENT LOCATED NORTH OF STATE ROUTE 665 AND WEST OF HOOVER RD.

WHEREAS, on December 04, 2012, the Planning Commission recommended approval of the preliminary development plan for Grove City Ranch Development as submitted.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Grove City Ranch Development, as submitted.

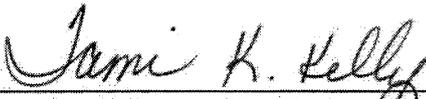
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.


Ted A. Berry, President of Council


Richard L. Stage, Mayor

Passed: 12-17-12
Effective: 12-17-12

Attest:


Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.


Stephen J. Smith, Director of Law

SECTION III

Existing Parcels and Legal Descriptions



200903120035028

Page: 2 \$28.00 T20090015063
03/12/2009 2:37PM BKVALMER 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

Michael Lilly
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.

Joseph W. Testa
Notary Public

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

9022771
CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

(H1482968.2)

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 PEEBLES

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 southwest 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;

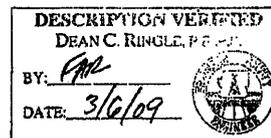
Thence along the said easterly property line of said 5.127 acre tract, S 03° 36' 35" W, a distance of 324.00 feet to the Point of Beginning and containing 2.131 acres of land more or less, and being subject to all easements, restrictions and rights-of-way (if any) of previous record.

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 Recorder's 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.

0-083-5
An of
(040)
14508



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

TRACONING TITLE COX

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

97-44-42A
181

[Signature]

Edwin R. White
EDWIN R. WHITE

Richard S. Stant
(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
\$1000.00
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;

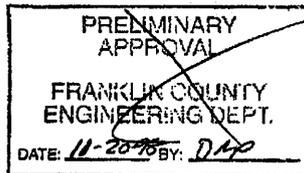
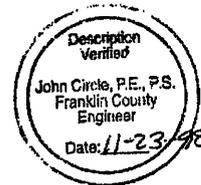
containing 10.000 acres of land more or less and being subject to all easements and restrictions of record.

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 center-line 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



200611290238122

Pgs: 3 \$35.00 T20060087489
11/29/2006 2:41PM NEPVORYS
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 27th day of November, 2006.

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

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

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)

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 27th 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 7/2/07 914402

TRANSFERRED
NOV 29 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
R
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.

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.

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
add
(041)
8048

0-33-J
add
(041)
8049

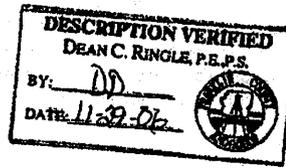
PARCEL III (Parcel No. 040-008057)

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° 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° 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° 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° 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° 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° 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
(OW)
8057





200704110063463

Pgs: 9 \$35.00 T20070023773
04/11/2007 10:38AM 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.

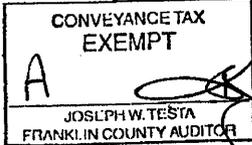
Witness the hand of the authorized representative of the Grantor and effective as of the 9th day of April, 2007.

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 9th 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 ¼ inch steel rods, thirty (30) inches long with a 1 ½ inch diameter aluminum cap stamped per ODOT standards and monuments set, where indicated, are ¾ inch steel rods, thirty (36) inches long with a 2 inch diameter aluminum cap stamped in an adjustable centerline monument box per ODOT standards.

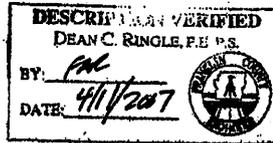


SG/11Sep2006
Rev: 06Apr2007
19WD 0_513 ac 60610.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

4/6/07

Edward J. Miller,
Professional Surveyor No. 8250



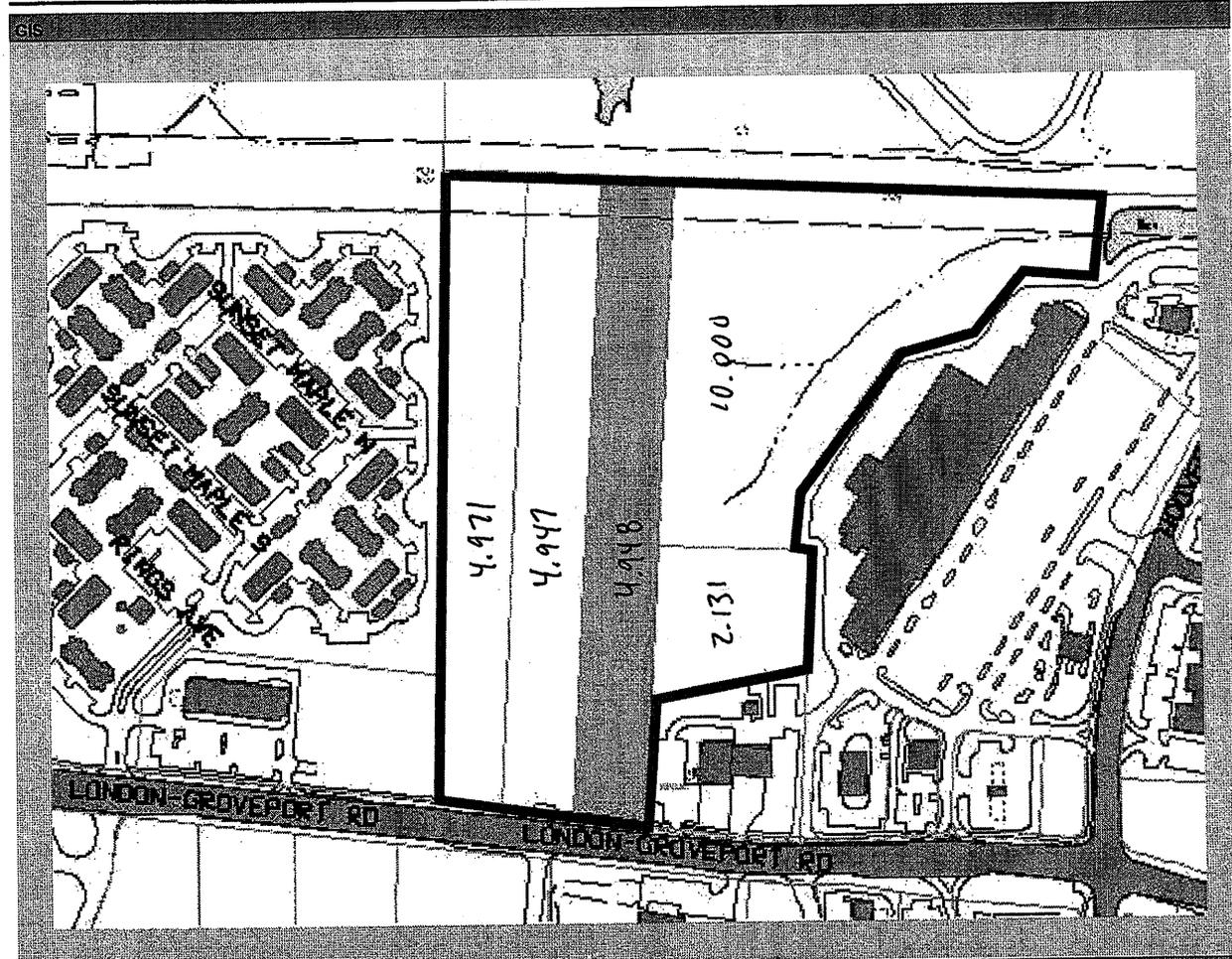
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SPLIT
0.179 ACRES
OUT OF
(040)
8048
?
SPLIT
0.180 ACRES
OUT OF
(040)
8049
?
SPLIT
0.154 ACRES
OUT OF
(040)
8057

26.997 Ac. total

Clarence E. Mingo, II
Franklin County Auditor

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

Parcel ID: **040-008048-00** Map Routing No: **040-0033J -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.

SECTION IV

Proposed Parcels and Legal Descriptions

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

December 17, 2012

22.400 ACRES - PARCEL A

Situated in the State of Ohio, County of Franklin, Township of Jackson, in Virginia Military Surveys No. 1434, being part of Parcel I, II and III conveyed to The Buckeye Ranch Foundation, Inc., part of the 10.000 acre tract (now Lot 4 of Buckeyegrove Shopping Center Plat, Plat Book 90, Page 36) conveyed to The Buckeye Ranch Foundation, Inc., and part of the 2.131 acre tract conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Numbers 200611290238122, 199811230301548 and 200903120035028, respectively, Recorder's Office, Franklin County, Ohio (all deed references being to said office unless otherwise noted) and being more particularly described as follows:

Beginning at the northeast corner of said 10.000 acre tract, northeast corner of said Lot 4 and northwest corner of Lot 3 of said subdivision, and in the south line of the 29.696 acre tract conveyed to The Buckeye Ranch Foundation, Inc. (Instrument Number 199809090228741);

Thence, along part of the east line of said Lot 4 (part of the west line of said Lot 3), South $02^{\circ} 43' 07''$ West, 158.25 feet to a point;

Thence, across said Lot 3 the following five (5) courses:

- 1). North $87^{\circ} 11' 00''$ West, 175.00 feet to a point;
- 2). North $65^{\circ} 00' 00''$ West, 83.26 feet to a point;
- 3). South $53^{\circ} 25' 50''$ West, 215.12 feet to a point;
- 4). South $33^{\circ} 43' 31''$ West, 508.82 feet to a point;
- 5). South $06^{\circ} 05' 20''$ West, 97.25 feet to a point in the south line of Lot 4, and in the north line of said 2.131 acre tract;

Thence, across said 2.131 acre tract, South $26^{\circ} 12' 26''$ East, 244.47 feet to a point in the east line of said 2.131 acre tract, and in a west line of said Lot 3;

continued....

Page 2 - 22.400 Acres

Thence, along part of the east line of said 2.131 acre tract (west line of said Lot 3) South 02° 18' 24" West, 24.92 feet to the southeast corner of said 2.131 acre tract;

Thence, along the north line of said 2.131 acre tract, South 78° 18' 29" West, 340.06 feet to the southwest corner of said 2.131 acre tract;

Thence, across said Parcels I, II and III, North 83° 27' 37" West, 460.84 feet to a point in the west line of said Parcel III at the northeast corner of the 3.905 acre tract conveyed to The Villages of the Groves LLC (Instrument Number 200711290205804), and the southwest corner of the 22.250 acre tract conveyed to The Groves Apartments (Instrument Number 200112130291224);

Thence, along part of the west line of said Parcel III and the east line of said 22.250 acre tract, North 00° 52' 22" East, 1,000.39 feet to a point at the northeast corner of said 22.250 acre tract, and the southeast corner of Lot 3 of Gateway Business Park (Plat Book 86, Page 4);

Thence, continuing along the west line of said Parcel III and part of the east line of said Lot 3, North 01° 18' 22" East, 88.77 feet to the northwest corner of said Parcel III and the southwest corner of said 29.696 acre tract;

Thence, along the north line of said Parcels III, II and I, north line of said Lot 4 and part of the south line of said 29.696 acre tract, South 87° 16' 53" East, 1,391.53 feet to the place of beginning **CONTAINING 22.400 ACRES** (975,736 square feet). **THE FOREGOING DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.**

Bearings are based on the centerline of London-Groveport Road held as South 83° 31' 37" East, between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, as shown on sheet 2 of 20, right-of-way plans, "London-Groveport Road (S.R. 665)", dated October 2006.

Myers Surveying Company, Inc.

Matthew D. Farley
Matthew D. Farley, P.S. #7566
mo#1-11/09/12 Parcel A

12/7/12



December 17, 2012

1.794 ACRES - PARCEL B

Situated in the State of Ohio, County of Franklin, Township of Jackson, in Virginia Military Surveys No. 1434, being part of the 10.000 acre tract (now Lot 4 of Buckeyegrove Shopping Center Plat, Plat Book 90, Page 36) conveyed to The Buckeye Ranch Foundation, Inc., and part of the 2.131 acre tract conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Numbers 199811230301548 and 200903120035028, respectively, Recorder's Office, Franklin County, Ohio (all deed references being to said office unless otherwise noted) and being more particularly described as follows:

Commencing at the northeast corner of said 10.000 acre tract, northeast corner of said Lot 4 and northwest corner of Lot 3 of said subdivision, and in the south line of the 29.696 acre tract conveyed to The Buckeye Ranch Foundation, Inc. (Instrument Number 199809090228741);

Thence, along part of the east line of said Lot 4 (part of the west line of said Lot 3), South $02^{\circ} 43' 07''$ West, 158.25 feet to **THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;**

Thence, continuing along said line, South $02^{\circ} 43' 07''$ West, 16.00 feet to a point at a southeast corner of said Lot 4;

Thence, along a south line of said Lot 4 (north line of said Lot 3), North $87^{\circ} 11' 00''$ West, 165.75 feet to a point ;

Thence, along the southeasterly line of said Lot 4 (northwesterly line of said Lot 3) the following three (3) courses:

- 1). South $33^{\circ} 44' 23''$ West, 163.43 feet to a point;
- 2). South $78^{\circ} 44' 23''$ West, 169.91 feet to a point;
- 3). South $33^{\circ} 44' 23''$ West, 368.53 feet to a point;

Thence, along an east line of said Lot 4 (west line of said Lot 3), South $02^{\circ} 48' 12''$ West, 125.08 feet to the southeast corner of said Lot 3 (a southwest corner of said Lot 4), and in the north line of said 2.131 acre tract;

Page 2 – 1.794 Acres

Thence, along a south line of said Lot 3 and part of the north line of said 2.131 acre tract, South 87° 09' 28" East, 35.30 feet to the northeast corner of said 2.131 acre tract;

Thence, along part of the east line of said 2.131 acre tract (west line of said Lot 3) South 02° 18' 24" West, 213.73 feet to a point;

Thence, across said 2.131 acre tract, North 26° 12' 26" West, 244.47 feet to a point in the north line of said 2.131 acre tract and the south line of said Lot 4;

Thence, across said Lot 4 the following five (5) courses:

- 1) North 06° 05' 20" East, 97.25 feet to a point;
- 2) North 33° 43' 31" East, 508.82 feet to a point;
- 3) North 53° 25' 50" East, 215.12 feet to a point;
- 4) South 65° 00' 00" East, 83.26 feet to a point;

5) South 87° 11' 00" East, 175.00 feet to the place of beginning **CONTAINING 1.794 ACRES** (78,132 square feet). **THE FOREGOING DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.**

Bearings are based on the centerline of London-Groveport Road held as South 83° 31' 37" East, between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, as shown of sheet 2 of 20, right-of-way plans, "London-Groveport Road (S.R. 665)", dated October 2006.

Myers Surveying Company, Inc.

Matthew D. Farley
Matthew D. Farley, P.S. #7566
mo#1-11/09/12 Parcel B

12/17/12



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

December 17, 2012

1.493 ACRES - PARCEL C

Situated in the State of Ohio, County of Franklin, Township of Jackson, in Virginia Military Surveys No. 1434 and 6115, being part of Parcels II and III conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Number 200611290238122, Recorder's Office, Franklin County, Ohio (all deed references being to said office unless otherwise noted) and being more particularly described as follows:

Commencing at a Monument found in the centerline of London-Groveport Road. (State Route #665) said monument shown as P.I. Station 134+78.64 on right-of-way plans "London-Groveport Road (S.R. 665)" dated October, 2006, sheet 2 of 20;

Thence, along the centerline of said London-Groveport Road, North 83° 31' 37" West, 119.51 feet to a point;

Thence, North 00° 45' 45" E, 50.25 feet to the southeast corner of the 3.905 acre tract conveyed to The Villages of the Groves, LLC (Instrument Number 2207112902058804) and the **TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;**

Thence, continuing along the west line of said Parcel III and east line of said 3.905 acre tract, North 00° 50' 58" East, 208.61 feet to a point;

Thence, continuing along said line, North 00° 52' 22" East, 63.18 feet to the northeast corner of said 3.905 acre tract, and the southeast corner of the 22.250 acre tract conveyed to The Groves Apartments (Instrument Number 200112130291224);

Thence, across said Parcels III and II, South 83° 27' 37" East, 254.98 feet to a point;

Thence, continuing across said Parcel II, South 07° 01' 22" West, 271.17 feet to a point in the northerly right-of-way of said London-Groveport Road;

Thence, along said right-of-way, North 82° 58' 38" West, 101.02 feet to a point;

Thence, continuing along said line, North 83° 31' 37" West, 124.75 feet to the place of beginning **CONTAINING 1.493 ACRES** (65,034 square feet). **THE FOREGOING DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.**

Bearings are based in the centerline of London-Groveport Road held as South 83° 31' 37" East, between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, shown of sheet 2 of 20, right-of-way plans, "London-Groveport Road (S.R. 665), dated October 2006.

Myers Surveying Company, Inc.

Matthew D. Farley
Matthew D. Farley, P.S. #7566
mo#1-11/09/12 Parcel C

12/17/12



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

December 17, 2012

1.356 ACRES - PARCEL D

Situated in the State of Ohio, County of Franklin, Township of Jackson, in Virginia Military Surveys No. 1434 and 6115, being part of Parcels I and II conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Number 200611290238122, Recorder's Office, Franklin County, Ohio (all deed references being to said office unless otherwise noted) and being more particularly described as follows:

Commencing at a Monument found in the centerline of London-Groveport Road (State Route #665) said monument shown as P.I. Station 134+78.64 on right-of-way plans "London-Groveport Road (S.R. 665)" dated October, 2006, sheet 2 of 20;

Thence, along the centerline of said London-Groveport Road, South 82° 58' 38" East, 333.31 feet to a point;

Thence, North 02° 18' 01" East, 50.17 feet to the **TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;**

Thence, along said right-of-way, North 82° 58' 38" West, 228.39 feet to a point;

Thence, across said Parcel II, North 07° 01' 22" East, 271.17 feet to a point;

Thence, continuing across said Parcels II and I, South 83° 27' 37" East, 205.85 feet to a point at the southwest corner of the 2.131 acre tract conveyed to The Buckeye Ranch Foundation, Inc. (Instrument Number 200903120035028) and the northwest corner of the Board of Trustees of Jackson Township tract;

Thence, along the west line of said trustees tract, South 02° 18' 01" West, 273.84 feet to the place of beginning **CONTAINING 1.356 ACRES** (59,076 square feet).
THE FOREGOING DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.

Bearings are based in the centerline of London-Groveport Road held as South 83° 31' 37" East, between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, shown of sheet 2 of 20, right-of-way plans, "London-Groveport Road (S.R. 665), dated October 2006.

Myers Surveying Company, Inc.

Matthew D. Farley
Matthew D. Farley, P.S. #7566
mo#1-11/09/12 Parcel D

12/17/12



SECTION V

Contiguous Property Owners List

LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS WITHIN 150 FEET

The selected parcel was **040-008057**.

Parcel	Owner Name	Address
040-008056	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008057	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008049	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-010037	GROVES APARTMENTS LTD	6049 RINGS ROAD GROVE CITY OH 43123
040-013658	MEIJER STORES L P	2929 WALKER AVE GRAND RAPIDS MI 49544
040-008045	MOUTH OF WILSON LLC	2550 BRIXTON RD COLUMBUS OH 43221
040-009550	QUALITY BAKERY CO & T MARZETTI CO	PO BOX 29163 COLUMBUS OH 43229
040-008054	VILLAGES OF THE GROVES LLC	1011 BOARDMAN-CANFIELD RD BOARDMAN OH 44512

The selected parcel was **040-008049**.

Parcel	Owner Name	Address
040-008056	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008057	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008049	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008048	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-010037	GROVES APARTMENTS LTD	6049 RINGS ROAD GROVE CITY OH 43123
040-008045	MOUTH OF WILSON LLC	2550 BRIXTON RD COLUMBUS OH 43221
040-008058	STRADER JACK D STRADER RUTH E	2550 BRIXTON RD COLUMBUS OH 43221
040-008054	VILLAGES OF THE GROVES LLC	1011 BOARDMAN-CANFIELD RD BOARDMAN OH 44512

LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS WITHIN 150 FEET

The selected parcel was **040-008048**.

Parcel	Owner Name	Address
040-008056	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008049	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008048	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-010043	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-014508	BUCKEYE RANCH FOUNDATION INC RT 665	5665 HOOVER RD GROVE CITY OH 43123
040-008045	MOUTH OF WILSON LLC	2550 BRIXTON RD COLUMBUS OH 43221
040-008058	STRADER JACK D STRADER RUTH E	2550 BRIXTON RD COLUMBUS OH 43221
040-008044	TOWNSHIP OF JACKSON	4384 BROADWAY GROVE CITY OH 43123

The selected parcel was **040-014508**.

Parcel	Owner Name	Address
040-010042	BUCKEYE GROVE SHOPPING CENTER LLC	4111 EXECUTIVE PKWY WESTERVILLE OH 43081
040-013860	BUCKEYE GROVE SHOPPING CENTER LLC	4111 EXECUTIVE PKWY WESTERVILLE OH 43081
040-008048	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-010043	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-014508	BUCKEYE RANCH FOUNDATION INC RT 665	5665 HOOVER RD GROVE CITY OH 43123
040-008044	TOWNSHIP OF JACKSON	4384 BROADWAY GROVE CITY OH 43123

LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS WITHIN 150 FEET

The selected parcel was **040-010043**.

Parcel	Owner Name	Address
040-010042	BUCKEYE GROVE SHOPPING CENTER LLC	4111 EXECUTIVE PKWY WESTERVILLE OH 43081
040-008056	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-008048	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-010043	BUCKEYE RANCH FOUNDATION INC	5665 HOOVER RD GROVE CITY OH 43123
040-014508	BUCKEYE RANCH FOUNDATION INC RT 665	5665 HOOVER RD GROVE CITY OH 43123
040-010044	OAK HILL BANKS	120 TWIN OAKS DR JACKSON OH 45640

SECTION VI

Traffic Signal Study



December 27, 2012

Charles W. Boso, Jr.
City Administrator
4035 Broadway
Grove City, Ohio 43123

Subject: Grove City Ranch Development
Traffic Signal Warrant Study

Dear Mr. Boso,

We have completed traffic signal warrant analyses for the above referenced development located on the north side of London-Groveport Road (S.R. 665), east of Rings Avenue, and west of Hoover Road in Grove City, Ohio. Specifically, the proposed access location along S.R. 665 was analyzed. The purpose of this letter is to document analysis procedures and corresponding conclusions and recommendations.

Proposed Development

The project site is planned to develop with 232 apartment units along with 2 outparcels, totaling 2.8 acres, expected to be developed as retail/restaurant space along S.R. 665. The retail/restaurant parcels are assumed to be developed at 10,000 square feet per acre. Access to the proposed development will be provided from two driveways, one along S.R. 665 opposite the currently unsignalized Meijer driveway, and another on Hoover Road at Quail Creek Boulevard. Operations at the Hoover Road exit are outside the scope of this study.

Data Collection

No new traffic data was collected specifically for the purpose of this study. EMH&T conducted turning movement counts in 2010 at the adjacent intersections along S.R. 665 at Rings Avenue/Meijer Driveway and at the Kroger Driveway. Tube counts were also referenced for S.R. 665, west of the project site between Rings Avenue and Meadows Drive.

Background Traffic

Count volumes from the adjacent intersections along S.R. 665 were used to calculate volumes at the Site Drive/Meijer intersection. Detailed volume projections are attached.

Trip Generation

Peak hour trip generation characteristics of the proposed development were determined using the data and methodology contained in Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012). Estimated weekday morning and evening peak hour traffic volumes, were determined for ITE land use codes 220 (Apartments) and 820 (Shopping Center). Detailed calculations are attached and are summarized in **Table 1**.

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Table 1
Trip Generation

Time Period	Entering Trips	Exiting Trips	Total Trips
Weekday AM Peak	66	123	189
Weekday PM Peak	218	182	400

Trip Distribution

Site-generated trip ends were distributed based on entering and exiting traffic at The Groves development, adjacent to the project site, as observed in the Rings Avenue/Meijer turning movement counts. Detailed trip distribution calculations are attached and trips were distributed as follows:

- 55% to/from the west on S.R. 665
- 37% to/from the east on S.R. 665
 - 22% to/from the east on S.R. 665
 - 15% to/from Hoover Road driveway
- 8% to/from the south (Meijer)

Pass-by trip distribution for commercial trips were determined based on through traffic volumes along S.R. 665. Pass-by trip distribution was found to be as follows:

- 55% to/from S.R. 665 westbound
- 45% to/from S.R. 665 eastbound

Warrant Analysis

Traffic signal warrants were compared to thresholds established by the Ohio Manual of Uniform Traffic Control Devices § 4C (Ohio Department of Transportation, 2010) (OMUTCD). 24-hour count data on S.R. 665 was used to determine hourly variations in traffic volumes, in relationship to projected peak hour volumes. Traffic volume projections were compared to volume criteria specified in Warrant 1, Eight-Hour Warrant. Based on this analysis, the warrant is met at the Site Drive/Meijer intersection along S.R. 665. Detailed calculations are attached.

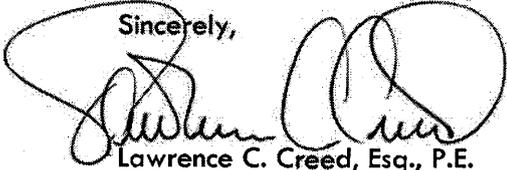
December 27, 2012

Conclusions and Recommendations

A traffic signal is expected to be warranted at the proposed site driveway on S.R. 665. Signalization of this intersection is therefore recommended. Coordination with adjacent signals should be considered when detail signal plans are developed.

Please review the information presented within and advise if there are any questions or comments you may have. I can be reached directly at (614) 775-4640

Sincerely,

A handwritten signature in black ink, appearing to read 'Lawrence C. Creed', written over a circular stamp or seal.

Lawrence C. Creed, Esq., P.E.
Director of Traffic Engineering Services

Enclosures: 24

Traffic Engineering Services, Inc.
 742 Radio Drive
 Lewis Center, OH 43035

Description 1: SR 665 EB
 Description 2: Between Meadows & Rings
 Description 3:

Site: 00000000000

Seven Day Volume, per Channel
 Channel: EB

Interval Begin	Thu 1/14/2010	Fri 1/15/2010	Sat 1/16/2010	Sun 1/17/2010	Mon 1/18/2010	Tue 1/19/2010	Wed 1/20/2010	Mon - Fri Average	Week Average
12:00 AM	-	51	83	87	56	-	-	53.5	69.3
1:00 AM	-	34	75	62	37	-	-	35.5	52.0
2:00 AM	-	58	49	46	22	-	-	40.0	43.8
3:00 AM	-	51	81	41	16	-	-	33.5	47.3
4:00 AM	-	46	33	20	47	-	-	46.5	36.5
5:00 AM	-	107	73	33	80	-	-	93.5	73.3
6:00 AM	-	242	130	78	169	-	-	205.5	154.8
7:00 AM	-	324	198	103	241	-	-	282.5	216.5
8:00 AM	-	377	266	197	316	-	-	346.5	289.0
9:00 AM	-	365	352	278	293	-	-	329.0	322.0
10:00 AM	-	389	468	353	-	-	-	389.0	403.3
11:00 AM	-	468	527	360	-	-	-	468.0	451.7
12:00 PM	447	529	546	441	-	-	-	488.0	490.8
1:00 PM	498	504	525	504	-	-	-	501.0	507.8
2:00 PM	515	585	475	473	-	-	-	550.0	512.0
3:00 PM	630	720	574	434	-	-	-	675.0	589.5
4:00 PM	823	840	526	486	-	-	-	831.5	668.8
5:00 PM	830	804	502	436	-	-	-	817.0	643.0
6:00 PM	595	627	428	379	-	-	-	611.0	507.3
7:00 PM	417	449	357	315	-	-	-	433.0	384.5
8:00 PM	331	374	258	226	-	-	-	352.5	297.3
9:00 PM	244	324	263	176	-	-	-	284.0	251.8
10:00 PM	228	285	213	148	-	-	-	256.5	218.5
11:00 PM	133	169	128	97	-	-	-	151.0	131.8
Totals	5691	8722	7130	5773	1277	-	-	8273.5	7362.0
Peak Hours									
12:00 AM -	-	11:00 AM	11:00 AM	11:00 AM	8:00 AM	-	-	11:00 AM	11:00 AM
12:00 PM	-	468	527	360	316	-	-	468.0	451.7
Volume	-	468	527	360	316	-	-	468.0	451.7
12:00 PM -	5:00 PM	4:00 PM	3:00 PM	1:00 PM	-	-	-	4:00 PM	4:00 PM
12:00 AM	830	840	574	504	-	-	-	831.5	668.8
Volume	830	840	574	504	-	-	-	831.5	668.8

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File Name : 665-Hoover_AM lunch PM
 Site Code : 00000007
 Start Date : 1/14/2010
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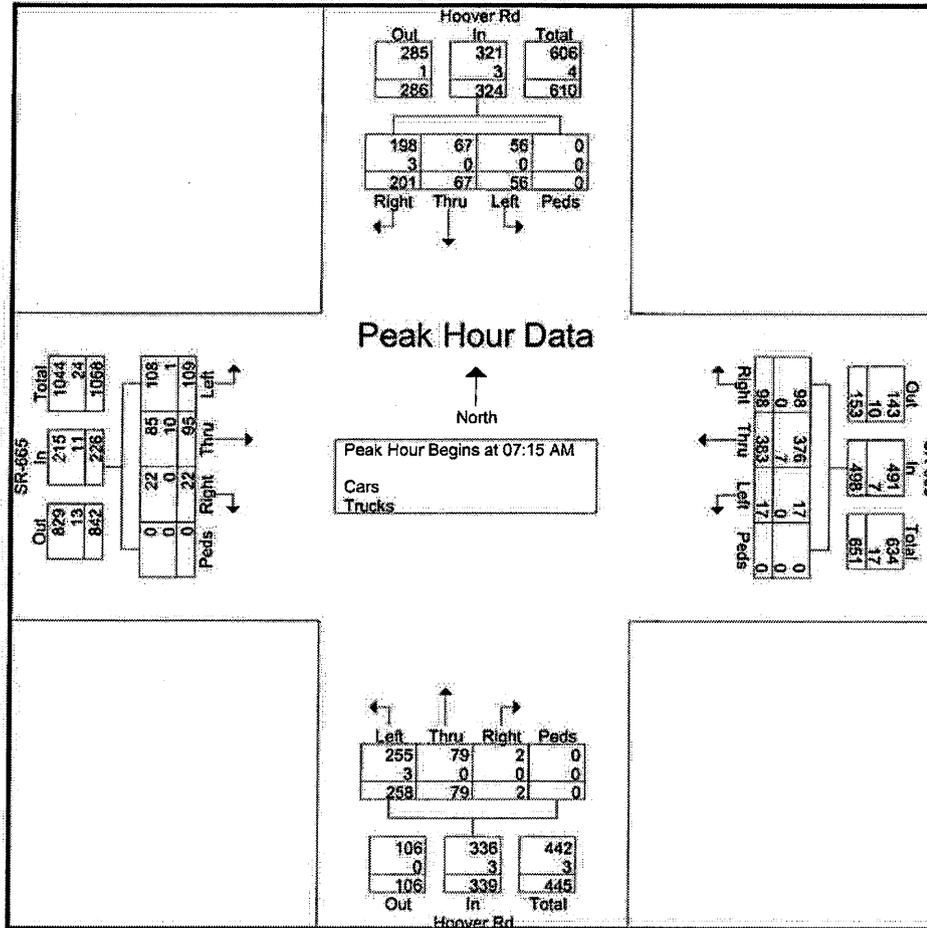
Groups Printed- Cars - Trucks

Start Time	Hoover Rd Southbound					SR-665 Westbound					Hoover Rd Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
07:00 AM	18	10	62	0	90	3	84	6	0	93	66	15	2	0	83	14	19	6	0	39	305
07:15 AM	17	14	47	0	78	6	102	26	0	134	70	14	0	0	84	20	21	2	0	43	339
07:30 AM	11	10	56	0	77	4	118	25	0	147	85	40	1	0	126	31	18	4	0	53	403
07:45 AM	17	14	39	0	70	1	83	17	0	101	49	16	1	0	66	38	35	10	0	83	320
Total	63	48	204	0	315	14	387	74	0	475	270	85	4	0	359	103	93	22	0	218	1367
08:00 AM	11	29	59	0	99	6	80	30	0	116	54	9	0	0	63	20	21	6	0	47	325
08:15 AM	13	15	46	0	74	1	60	8	0	69	49	9	2	0	60	27	24	10	0	61	264
08:30 AM	8	9	42	0	59	1	62	14	0	77	53	26	0	0	79	33	33	7	0	73	288
08:45 AM	7	9	36	0	52	3	56	26	0	85	34	16	0	0	50	35	13	6	0	54	241
Total	39	62	183	0	284	11	258	78	0	347	190	60	2	0	252	115	91	29	0	235	1118
*** BREAK ***																					
11:00 AM	19	16	32	0	67	5	35	7	0	47	16	8	2	0	26	38	29	11	0	78	218
11:15 AM	14	25	32	0	71	1	35	20	0	56	12	19	4	0	35	32	15	8	0	55	217
11:30 AM	26	16	29	0	71	0	45	6	0	51	23	23	3	0	49	35	22	9	0	66	237
11:45 AM	16	16	33	0	65	2	44	12	0	58	34	10	0	0	44	27	28	17	0	72	239
Total	75	73	126	0	274	8	159	45	0	212	85	60	9	0	154	132	94	45	0	271	911
12:00 PM	19	20	35	0	74	0	27	9	0	36	16	11	2	0	29	33	25	7	0	65	204
12:15 PM	14	15	35	0	64	3	37	8	0	48	18	18	1	0	37	38	31	12	0	81	230
12:30 PM	24	23	46	0	93	3	29	8	0	40	20	17	0	0	37	25	24	8	0	57	227
12:45 PM	18	16	46	1	81	0	47	15	0	62	23	13	2	0	38	43	28	14	0	85	266
Total	75	74	162	1	312	6	140	40	0	186	77	59	5	0	141	139	108	41	0	288	927
*** BREAK ***																					
04:00 PM	40	42	58	0	140	5	41	14	0	60	17	8	2	0	27	46	52	27	0	125	352
04:15 PM	41	37	43	0	121	5	57	18	0	80	25	21	6	0	52	49	73	47	0	169	422
04:30 PM	28	40	49	0	117	2	46	17	0	65	22	19	6	0	47	74	51	44	0	169	398
04:45 PM	45	36	30	0	113	4	40	30	0	74	21	16	6	0	43	42	78	32	0	152	382
Total	154	157	180	0	491	16	184	79	0	279	85	64	20	0	169	211	254	150	0	615	1554
05:00 PM	46	45	37	0	128	10	56	17	0	83	31	14	5	0	50	61	75	26	0	162	423
05:15 PM	53	53	48	0	154	3	45	28	0	76	33	23	2	0	58	52	78	42	0	172	460
05:30 PM	28	47	49	0	124	5	41	16	0	62	34	35	5	0	74	52	77	34	0	163	423
05:45 PM	47	47	42	0	136	5	43	30	0	78	19	21	3	0	43	39	53	29	0	121	378
Total	174	192	176	0	542	23	185	91	0	299	117	93	15	0	225	204	283	131	0	618	1684
Grand Total	580	606	1031	1	2218	78	1313	407	0	1798	824	421	55	0	1300	904	923	418	0	2245	7561
Apprch %	26.1	27.3	46.5	0		4.3	73	22.6	0		63.4	32.4	4.2	0		40.3	41.1	18.6	0		
Total %	7.7	8	13.6	0	29.3	1	17.4	5.4	0	23.8	10.9	5.6	0.7	0	17.2	12	12.2	5.5	0	29.7	
Cars	579	606	1022			1261					99.3	100	100	0	99.5	99.6	96.4	100	0	98.4	98.6
% Cars	99.8	100	99.1	100	99.5	98.7	96	100	0	97.1	99.3	100	100	0	99.5	99.6	96.4	100	0	98.4	98.6
Trucks	1	0	9	0	10	1	52	0	0	53	6	0	0	0	6	4	33	0	0	37	106
% Trucks	0.2	0	0.9	0	0.5	1.3	4	0	0	2.9	0.7	0	0	0	0.5	0.4	3.6	0	0	1.6	1.4

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File Name : 665-Hoover_AM lunch PM
 Site Code : 00000007
 Start Date : 1/14/2010
 Page No : 2

Start Time	Hoover Rd Southbound					SR-665 Westbound					Hoover Rd Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	17	14	47	0	78	6	102	26	0	134	70	14	0	0	84	20	21	2	0	43	339
07:30 AM	11	10	56	0	77	4	118	25	0	147	85	40	1	0	126	31	18	4	0	53	403
07:45 AM	17	14	39	0	70	1	83	17	0	101	49	16	1	0	66	38	35	10	0	83	320
08:00 AM	11	29	59	0	99	6	80	30	0	116	54	9	0	0	63	20	21	6	0	47	325
Total Volume	56	67	201	0	324	17	383	98	0	498	258	79	2	0	339	109	95	22	0	226	1387
% App. Total	17.3	20.7	62	0		3.4	76.9	19.7	0		76.1	23.3	0.6	0		48.2	42	9.7	0		
PHF	824	578	852	000	818	708	811	817	000	847	759	494	500	000	673	717	679	550	000	681	860
Cars	56	67	198	0	321	17	376	98	0	491	255	79	2	0	336	108	85	22	0	215	1363
% Cars	100	100	98.5	0	99.1	100	98.2	100	0	98.6	98.8	100	100	0	99.1	99.1	89.5	100	0	95.1	98.3
Trucks	0	0	3	0	3	0	7	0	0	7	3	0	0	0	3	1	10	0	0	11	24
% Trucks	0	0	1.5	0	0.9	0	1.8	0	0	1.4	1.2	0	0	0.9	0.9	10.5	0	0	4.9	1.7	

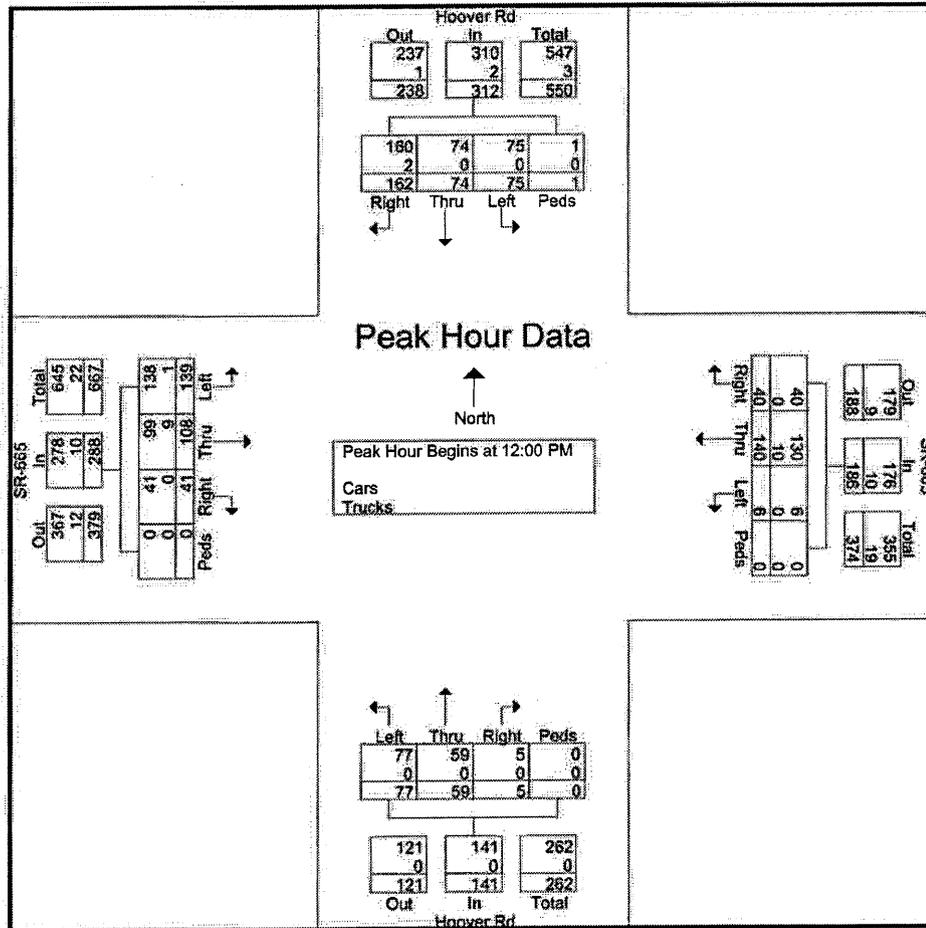


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Site Code : 00000007
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Page No : 3

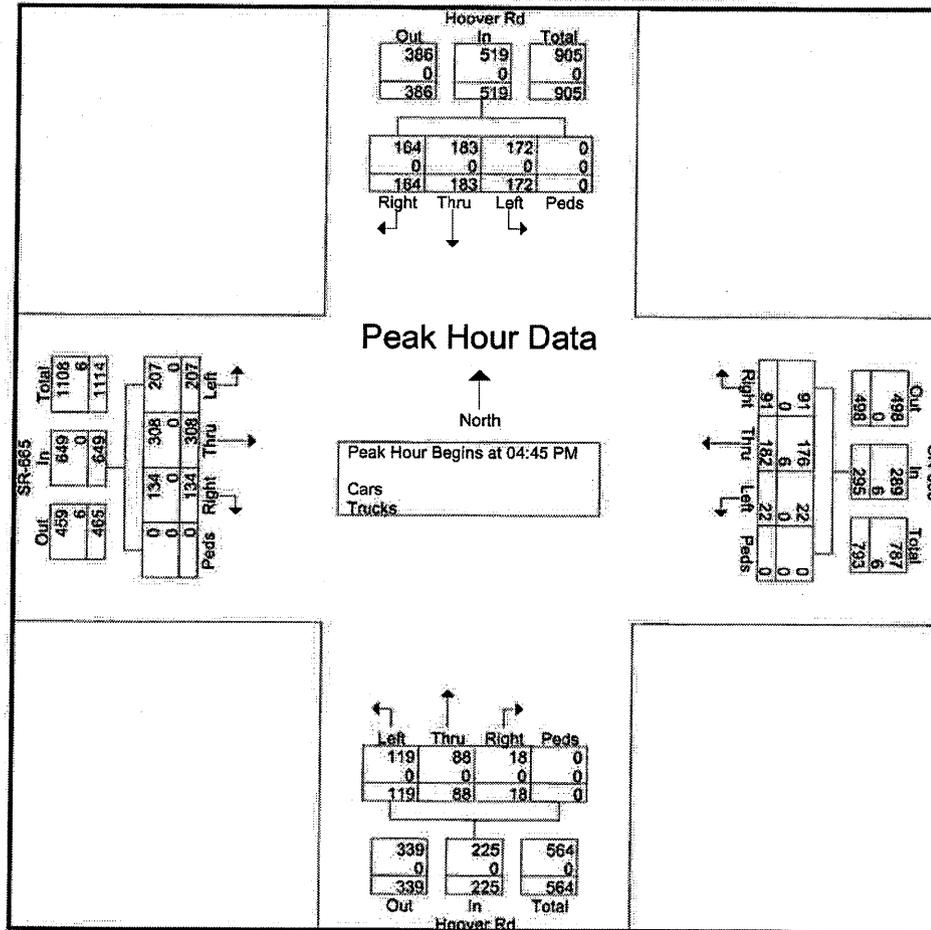
Start Time	Hoover Rd Southbound					SR-665 Westbound					Hoover Rd Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	19	20	35	0	74	0	27	9	0	36	16	11	2	0	29	33	25	7	0	65	204
12:15 PM	14	15	35	0	64	3	37	8	0	48	18	18	1	0	37	38	31	12	0	81	230
12:30 PM	24	23	46	0	93	3	29	8	0	40	20	17	0	0	37	25	24	8	0	57	227
12:45 PM	18	16	46	1	81	0	47	15	0	62	23	13	2	0	38	43	28	14	0	85	266
Total Volume	75	74	162	1	312	6	140	40	0	186	77	59	5	0	141	139	108	41	0	288	927
% App. Total	24	23.7	51.9	0.3		3.2	75.3	21.5	0		54.6	41.8	3.5	0		48.3	37.5	14.2	0		
PHF	781	804	880	250	839	500	745	667	000	750	837	819	625	000	928	808	871	732	000	847	871
Cars	75	74	160	1	310	6	130	40	0	176	77	59	5	0	141	138	99	41	0	278	905
% Cars	100	100	98.8	100	99.4	100	92.9	100	0	94.6	100	100	100	0	100	99.3	91.7	100	0	96.5	97.6
Trucks	0	0	2	0	2	0	10	0	0	10	0	0	0	0	0	1	9	0	0	10	22
% Trucks	0	0	1.2	0	0.6	0	7.1	0	0	5.4	0	0	0	0	0	0.7	8.3	0	0	3.5	2.4



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 Site Code : 00000007
 Start Date : 1/14/2010
 Page No : 4

Start Time	Hoover Rd Southbound					SR-665 Westbound					Hoover Rd Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	45	38	30	0	113	4	40	30	0	74	21	16	6	0	43	42	78	32	0	152	382
05:00 PM	46	45	37	0	128	10	56	17	0	83	31	14	5	0	50	61	75	26	0	162	423
05:15 PM	53	53	48	0	154	3	45	28	0	76	33	23	2	0	58	52	78	42	0	172	460
05:30 PM	28	47	49	0	124	5	41	16	0	62	34	35	5	0	74	52	77	34	0	163	423
Total Volume	172	183	164	0	519	22	182	91	0	295	119	88	18	0	225	207	308	134	0	649	1688
% App. Total	33.1	35.3	31.6	0		7.5	61.7	30.8	0		52.9	39.1	8	0		31.9	47.5	20.6	0		
PHF	.811	.863	.837	.000	.843	.550	.813	.758	.000	.889	.875	.629	.750	.000	.760	.848	.987	.798	.000	.943	.917
Cars	172	183	164	0	519	22	176	91	0	289	119	88	18	0	225	207	308	134	0	649	1682
% Cars	100	100	100	0	100	100	96.7	100	0	98.0	100	100	100	0	100	100	100	100	0	100	99.6
Trucks	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	6
% Trucks	0	0	0	0	0	0	3.3	0	0	2.0	0	0	0	0	0	0	0	0	0	0	0.4



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File Name : 665-Rings-Meijer_AM lunch PM
Site Code : 00000005
Start Date : 1/14/2010
Page No : 1

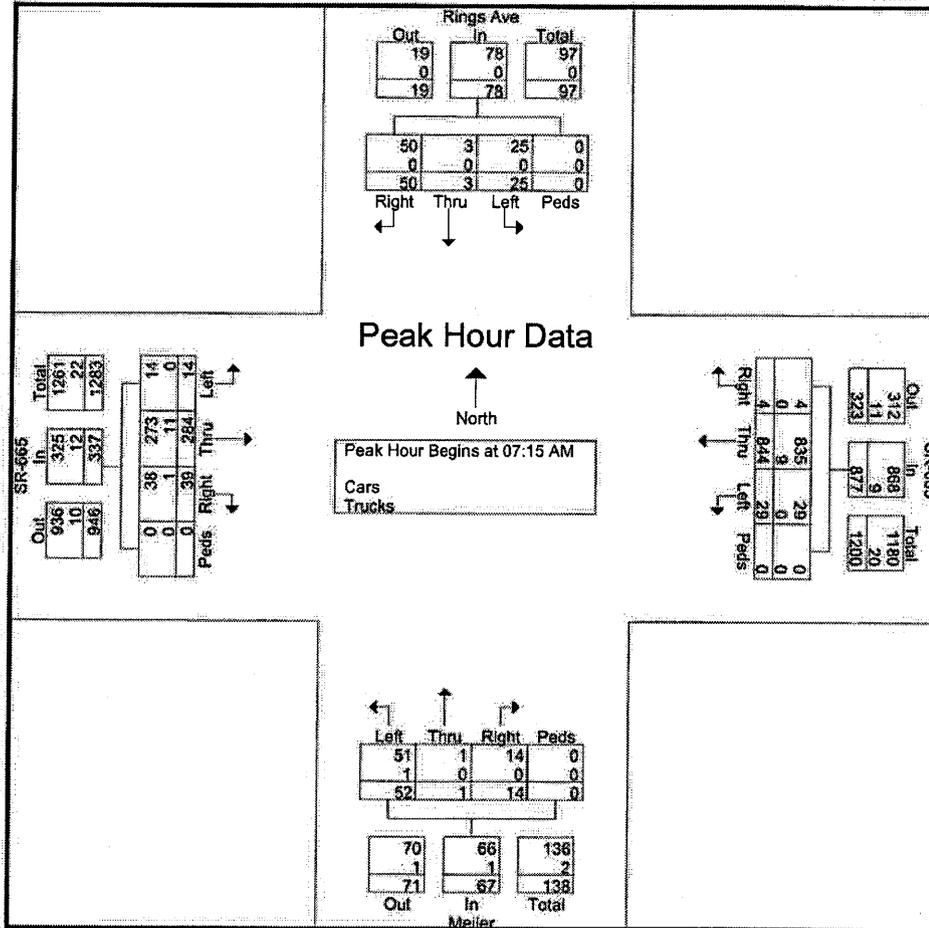
Groups Printed- Cars - Trucks

Start Time	Rings Ave Southbound					SR-665 Westbound					Meijer Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
07:00 AM	5	0	9	0	14	5	191	1	0	197	10	1	0	0	11	5	52	12	0	69	291
07:15 AM	8	1	15	0	24	6	238	1	0	245	6	1	3	0	10	3	55	6	0	64	343
07:30 AM	7	0	15	0	22	8	245	2	0	255	11	0	2	0	13	2	66	12	0	80	370
07:45 AM	6	1	10	0	17	7	171	1	0	179	25	0	5	0	30	4	96	10	0	110	336
Total	26	2	49	0	77	26	845	5	0	876	52	2	10	0	64	14	269	40	0	323	1340
08:00 AM	4	1	10	0	15	8	190	0	0	198	10	0	4	0	14	5	67	11	0	83	310
08:15 AM	1	1	5	0	7	5	175	2	0	182	13	0	4	0	17	4	76	14	0	94	300
08:30 AM	4	1	4	0	9	11	153	2	0	166	11	1	2	0	14	5	83	8	0	96	285
08:45 AM	6	0	7	0	13	2	134	1	0	137	14	1	4	0	19	6	79	11	0	96	265
Total	15	3	26	0	44	26	652	5	0	683	48	2	14	0	64	20	305	44	0	369	1160
*** BREAK ***																					
11:00 AM	6	2	4	0	12	8	74	1	0	83	5	0	8	0	13	4	90	16	0	110	218
11:15 AM	3	2	4	0	9	7	75	2	0	84	12	0	7	0	19	11	66	18	0	95	207
11:30 AM	8	1	7	0	16	6	92	4	0	102	19	1	8	0	28	12	82	14	0	108	254
11:45 AM	3	3	7	0	13	4	87	3	0	94	13	1	3	0	17	9	100	15	0	124	248
Total	20	8	22	0	50	25	328	10	0	363	49	2	26	0	77	36	338	63	0	437	927
12:00 PM	7	1	4	0	12	4	80	7	0	91	25	1	7	0	33	6	92	17	0	115	251
12:15 PM	6	0	12	0	18	4	119	0	0	123	18	1	3	0	22	5	97	24	0	126	289
12:30 PM	4	2	8	0	14	7	99	3	0	109	13	0	3	0	16	5	70	22	0	97	236
12:45 PM	5	1	10	0	16	11	112	5	0	128	19	0	9	0	28	5	83	10	0	98	270
Total	22	4	34	0	60	26	410	15	0	451	75	2	22	0	99	21	342	73	0	436	1046
*** BREAK ***																					
04:00 PM	5	2	5	0	12	10	111	3	0	124	31	0	13	0	44	6	145	29	0	180	360
04:15 PM	11	3	2	0	16	10	118	5	0	133	24	3	12	0	39	14	186	18	0	218	406
04:30 PM	7	0	7	0	14	14	110	6	0	130	22	1	9	0	32	5	204	31	0	240	416
04:45 PM	5	3	7	0	15	8	106	5	0	119	26	2	6	0	34	9	156	25	0	190	358
Total	28	8	21	0	57	42	445	19	0	506	103	6	40	0	149	34	691	103	0	828	1540
05:00 PM	4	3	4	0	11	8	110	7	0	125	40	2	10	0	52	5	205	30	0	240	428
05:15 PM	9	3	11	0	23	15	105	9	0	129	29	0	5	0	34	11	192	26	0	229	415
05:30 PM	5	2	8	0	15	11	99	5	0	115	14	0	14	0	28	7	167	33	1	208	366
05:45 PM	7	2	4	0	13	7	88	2	0	97	22	6	6	0	34	8	141	26	0	175	319
Total	25	10	27	0	62	41	402	23	0	466	105	8	35	0	148	31	705	115	1	852	1528
Grand Total	136	35	179	0	350	186	3082	77	0	3345	432	22	147	0	601	156	2650	438	1	3245	7541
Apprch %	38.9	10	51.1	0		5.6	92.1	2.3	0		71.9	3.7	24.5	0		4.8	81.7	13.5	0		
Total %	1.8	0.5	2.4	0	4.6	2.5	40.9	1	0	44.4	5.7	0.3	1.9	0	8	2.1	35.1	5.8	0	43	
Cars	136	35	178	0	349	185	3018									2611					
% Cars	100	100	99.4	0	99.7	99.5	97.9	100	0	98.1	98.8	100	99.3	0	99	99.4	98.5	98.9	100	98.6	98.4
Trucks	0	0	1	0	1	1	64	0	0	65	5	0	1	0	6	1	39	5	0	45	117
% Trucks	0	0	0.6	0	0.3	0.5	2.1	0	0	1.9	1.2	0	0.7	0	1	0.6	1.5	1.1	0	1.4	1.6

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Start Time	Rings Ave Southbound					SR-665 Westbound					Meijer Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	8	1	15	0	24	6	238	1	0	245	6	1	3	0	10	3	55	6	0	64	343
07:30 AM	7	0	15	0	22	8	245	2	0	255	11	0	2	0	13	2	66	12	0	80	370
07:45 AM	6	1	10	0	17	7	171	1	0	179	25	0	5	0	30	4	96	10	0	110	336
08:00 AM	4	1	10	0	15	8	190	0	0	198	10	0	4	0	14	5	67	11	0	83	310
Total Volume	25	3	50	0	78	29	844	4	0	877	52	1	14	0	67	14	284	39	0	337	1359
% App. Total	32.1	3.8	64.1	0		3.3	96.2	0.5	0		77.6	1.5	20.9	0		4.2	84.3	11.6	0		
PHF	.781	.750	.833	.000	.813	.906	.861	.500	.000	.860	.520	.250	.700	.000	.558	.700	.740	.813	.000	.766	.918
Cars	25	3	50	0	78	29	835	4	0	868	51	1	14	0	66	14	273	38	0	325	1337
% Cars	100	100	100	0	100	100	98.9	100	0	99.0	98.1	100	100	0	98.5	100	96.1	97.4	0	96.4	98.4
Trucks	0	0	0	0	0	0	9	0	0	9	1	0	0	0	1	0	11	1	0	12	22
% Trucks	0	0	0	0	0	0	1.1	0	0	1.0	1.9	0	0	0	1.5	0	3.9	2.6	0	3.6	1.6



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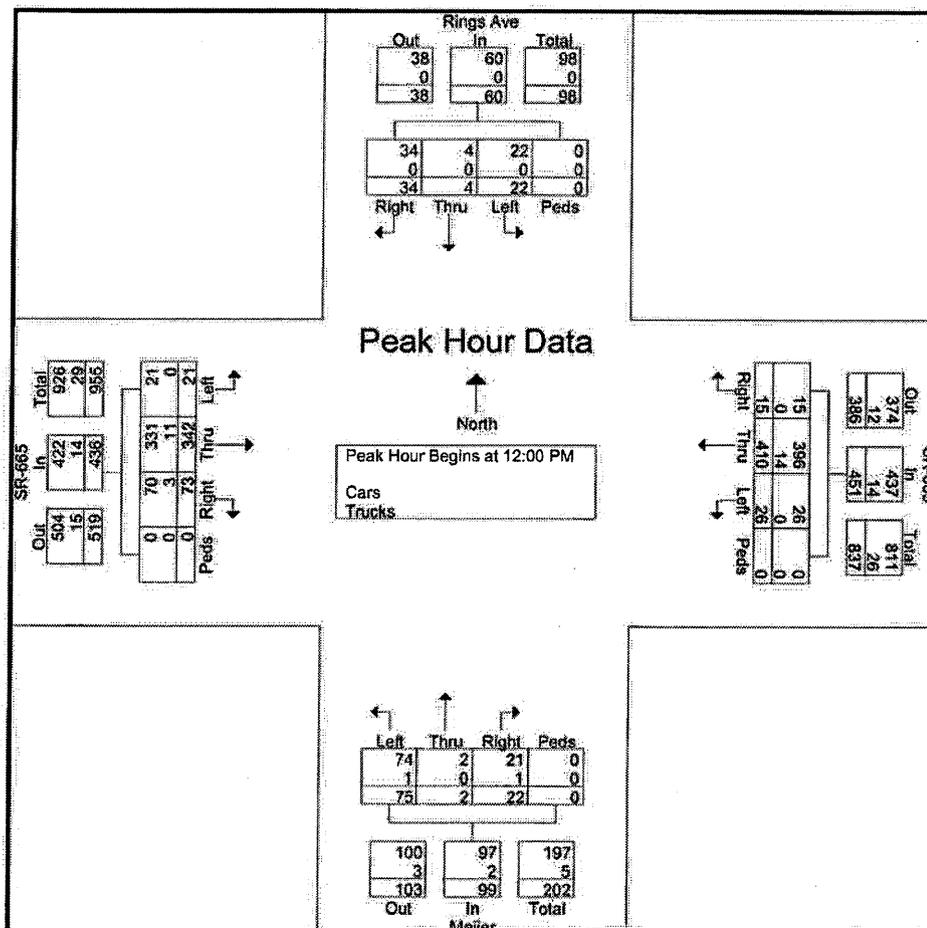
File Name : 665-Rings-Meijer_AM lunch PM

Site Code : 00000005

Start Date : 1/14/2010

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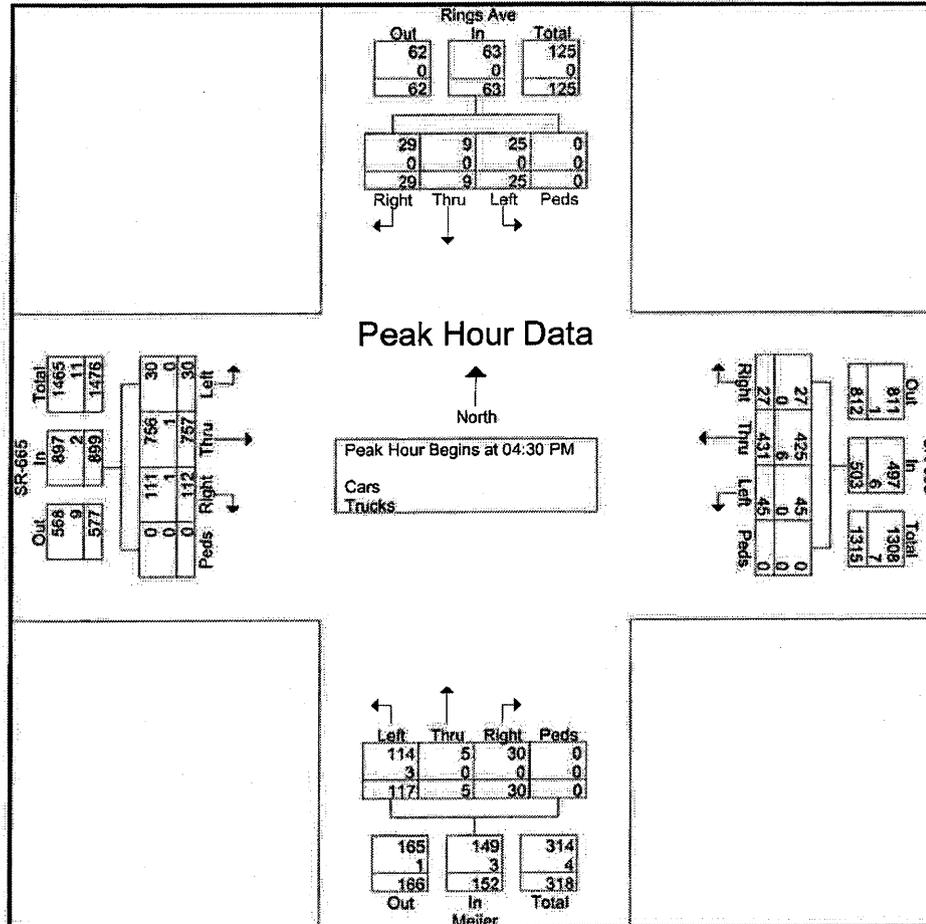
Start Time	Rings Ave Southbound					SR-665 Westbound					Meijer Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	7	1	4	0	12	4	80	7	0	91	25	1	7	0	33	6	92	17	0	115	251
12:15 PM	6	0	12	0	18	4	119	0	0	123	18	1	3	0	22	5	97	24	0	126	289
12:30 PM	4	2	8	0	14	7	99	3	0	109	13	0	3	0	16	5	70	22	0	97	236
12:45 PM	5	1	10	0	16	11	112	5	0	128	19	0	9	0	28	5	83	10	0	98	270
Total Volume	22	4	34	0	60	26	410	15	0	451	75	2	22	0	99	21	342	73	0	436	1046
% App. Total	36.7	6.7	56.7	0		5.8	90.9	3.3	0		75.8	2	22.2	0		4.8	78.4	16.7	0		
PHF	.786	.500	.708	.000	.833	.591	.861	.536	.000	.881	.750	.500	.611	.000	.750	.875	.881	.760	.000	.865	.905
Cars	22	4	34	0	60	26	396	15	0	437	74	2	21	0	97	21	331	70	0	422	1016
% Cars	100	100	100	0	100	100	96.6	100	0	96.9	98.7	100	95.5	0	98.0	100	96.8	95.9	0	96.8	97.1
Trucks	0	0	0	0	0	0	14	0	0	14	1	0	1	0	2	0	11	3	0	14	30
% Trucks	0	0	0	0	0	0	3.4	0	0	3.1	1.3	0	4.5	0	2.0	0	3.2	4.1	0	3.2	2.9



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Start Time	Rings Ave Southbound					SR-665 Westbound					Meijer Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	7	0	7	0	14	14	110	6	0	130	22	1	9	0	32	5	204	31	0	240	416
04:45 PM	5	3	7	0	15	8	106	5	0	119	26	2	6	0	34	9	156	25	0	190	358
05:00 PM	4	3	4	0	11	8	110	7	0	125	40	2	10	0	52	5	205	30	0	240	428
05:15 PM	9	3	11	0	23	15	105	9	0	129	29	0	5	0	34	11	192	26	0	229	415
Total Volume	25	9	29	0	63	45	431	27	0	503	117	5	30	0	152	30	757	112	0	899	1617
% App. Total	39.7	14.3	46	0	63	8.9	85.7	5.4	0	50.3	7.7	3.3	19.7	0	15.2	3.3	84.2	12.5	0	89.9	161.7
PHF	694	750	659	000	685	750	980	750	000	967	731	625	750	000	731	682	923	903	000	936	945
Cars	25	9	29	0	63	45	425	27	0	497	114	5	30	0	149	30	756	111	0	897	1606
% Cars	100	100	100	0	100	100	98.6	100	0	98.8	97.4	100	100	0	98.0	100	99.9	99.1	0	99.8	99.3
Trucks	0	0	0	0	0	0	6	0	0	6	3	0	0	0	3	0	1	1	0	2	11
% Trucks	0	0	0	0	0	0	1.4	0	0	1.2	2.6	0	0	0	2.0	0	0.1	0.9	0	0.2	0.7



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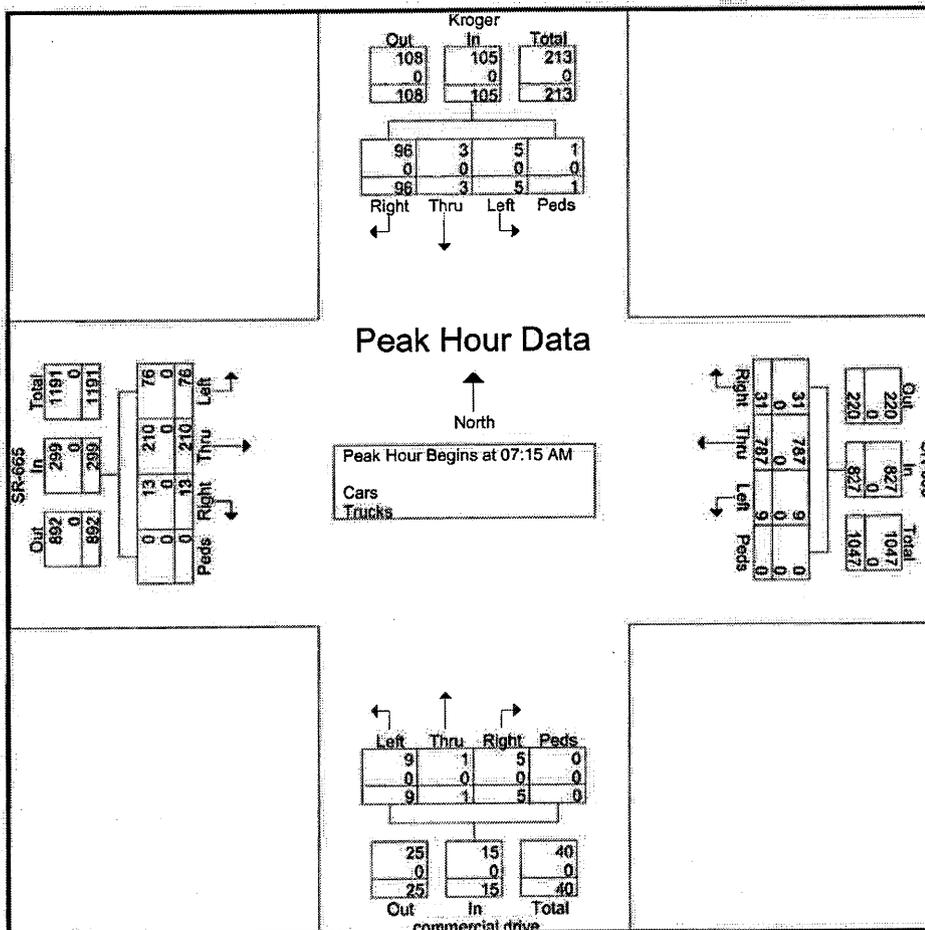
Groups Printed- Cars - Trucks

Start Time	Kroger Southbound					SR-665 Westbound					commercial drive Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
07:00 AM	1	0	20	0	21	0	190	4	4	198	0	0	0	0	0	15	42	2	0	59	278
07:15 AM	1	1	27	0	29	2	209	7	0	218	0	0	1	0	1	18	42	4	0	64	312
07:30 AM	2	1	25	0	28	2	230	10	0	242	3	0	2	0	5	20	46	4	0	70	345
07:45 AM	1	0	20	0	21	2	165	9	0	176	3	0	1	0	4	18	78	4	0	100	301
Total	5	2	92	0	99	6	794	30	4	834	6	0	4	0	10	71	208	14	0	293	1236
08:00 AM	1	1	24	1	27	3	183	5	0	191	3	1	1	0	5	20	44	1	0	65	288
08:15 AM	2	1	33	1	37	3	154	9	0	166	2	2	1	0	5	20	61	2	0	83	291
08:30 AM	2	0	26	0	28	0	134	8	0	142	1	0	1	0	2	21	73	0	0	94	266
08:45 AM	3	0	30	0	33	0	122	9	0	131	0	0	0	0	0	32	53	3	0	88	252
Total	8	2	113	2	125	6	593	31	0	630	6	3	3	0	12	93	231	6	0	330	1097
*** BREAK ***																					
11:00 AM	0	0	13	1	14	4	76	2	0	82	0	4	2	0	6	32	74	3	0	109	211
11:15 AM	2	1	20	0	23	5	78	3	0	86	3	1	1	0	5	34	49	2	0	85	199
11:30 AM	2	0	27	0	29	4	87	4	0	95	1	4	5	0	10	34	66	3	0	103	237
11:45 AM	1	0	19	0	20	4	84	16	0	104	2	0	1	0	3	35	68	2	0	105	232
Total	5	1	79	1	86	17	325	25	0	367	6	9	9	0	24	135	257	10	0	402	879
12:00 PM	1	0	25	0	26	3	83	5	0	91	0	4	1	0	5	35	66	6	0	107	229
12:15 PM	2	1	38	0	41	1	96	8	0	105	1	3	0	0	4	40	75	3	0	118	268
12:30 PM	0	0	27	0	27	5	98	2	0	105	4	4	6	0	14	31	47	4	0	82	228
12:45 PM	1	1	23	0	25	4	104	5	0	113	6	3	1	0	10	24	79	4	0	107	255
Total	4	2	113	0	119	13	381	20	0	414	11	14	8	0	33	130	267	17	0	414	980
*** BREAK ***																					
04:00 PM	2	0	27	0	29	3	122	6	0	131	3	3	2	0	8	57	119	4	0	180	348
04:15 PM	1	0	26	0	27	6	121	6	0	133	2	1	0	0	3	48	141	3	0	192	355
04:30 PM	3	1	25	0	29	2	106	7	0	115	6	6	2	0	14	61	167	8	0	236	394
04:45 PM	0	1	19	0	20	2	101	5	0	108	4	0	4	0	8	35	148	1	0	184	320
Total	6	2	97	0	105	13	450	24	0	487	15	10	8	0	33	201	575	16	0	792	1417
05:00 PM	3	2	25	0	30	2	106	9	0	117	1	4	3	0	8	49	163	5	0	217	372
05:15 PM	6	0	24	0	30	2	119	5	0	126	4	0	1	0	5	41	157	4	0	202	363
05:30 PM	2	1	19	0	22	2	106	11	0	119	1	0	4	0	5	48	157	3	0	208	354
05:45 PM	7	0	19	0	26	2	87	12	0	101	3	4	0	0	7	47	113	4	0	164	298
Total	18	3	87	0	108	8	418	37	0	463	9	8	8	0	25	185	590	16	0	791	1387
Grand Total	46	12	581	3	642	63	2961	167	4	3195	53	44	40	0	137	815	2128	79	0	3022	6996
Apprch %	7.2	1.9	90.5	0.5		2	92.7	5.2	0.1		38.7	32.1	29.2	0		27	70.4	2.6	0		
Total %	0.7	0.2	8.3	0	9.2	0.9	42.3	2.4	0.1	45.7	0.8	0.6	0.6	0	2	11.6	30.4	1.1	0	43.2	
Cars	46	12	581	3	642	63	2961										2127				
% Cars	100	100	100	100	100	100	100	100	100	100	100	100	100	0	100	100	100	100	0	100	100
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
% Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Start Time	Kroger Southbound					SR-665 Westbound					commercial drive Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	1	1	27	0	29	2	209	7	0	218	0	0	1	0	1	18	42	4	0	64	312
07:30 AM	2	1	25	0	28	2	230	10	0	242	3	0	2	0	5	20	46	4	0	70	345
07:45 AM	1	0	20	0	21	2	165	9	0	176	3	0	1	0	4	18	78	4	0	100	301
08:00 AM	1	1	24	1	27	3	183	5	0	191	3	1	1	0	5	20	44	1	0	65	288
Total Volume	5	3	96	1	105	9	787	31	0	827	9	1	5	0	15	76	210	13	0	299	1246
% App. Total	4.8	2.9	91.4	1		1.1	95.2	3.7	0		6.0	6.7	33.3	0		25.4	70.2	4.3	0		
PHF	.625	.750	.889	.250	.905	.750	.855	.775	.000	.854	.750	.250	.625	.000	.750	.950	.673	.813	.000	.748	.903
Cars	5	3	96	1	105	9	787	31	0	827	9	1	5	0	15	76	210	13	0	299	1246
% Cars	100	100	100	100	100	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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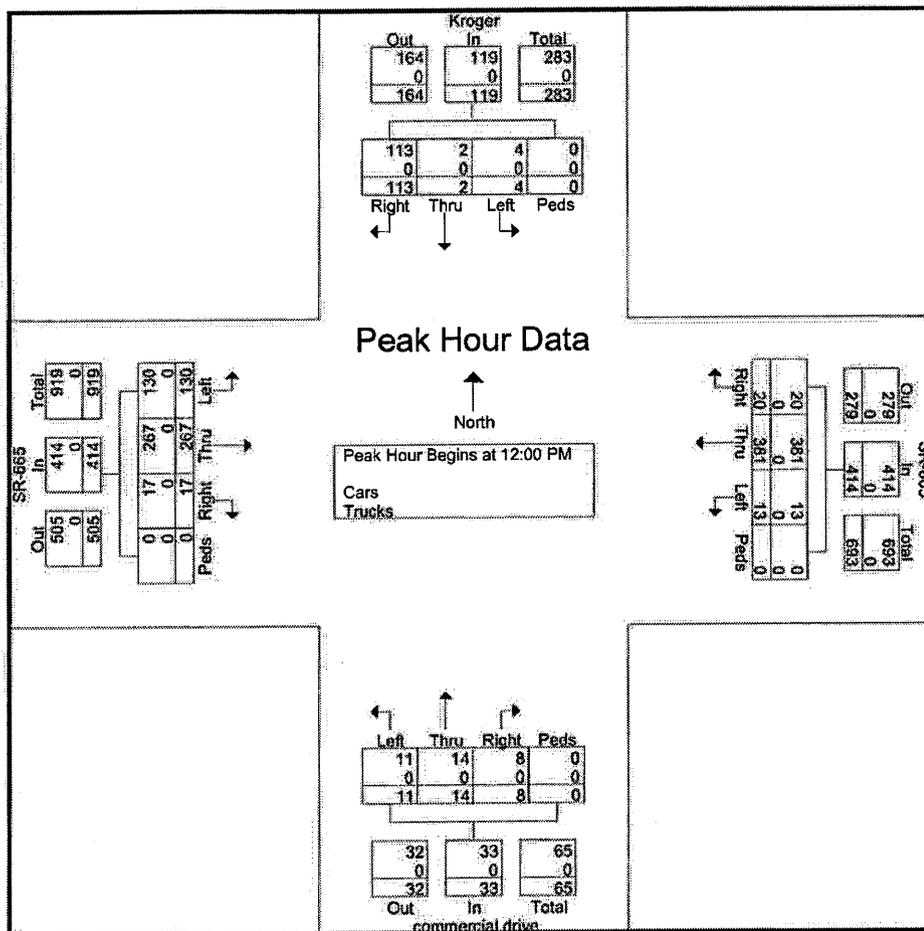
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Start Time	Kroger Southbound					SR-665 Westbound					commercial drive Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	

Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 12:00 PM

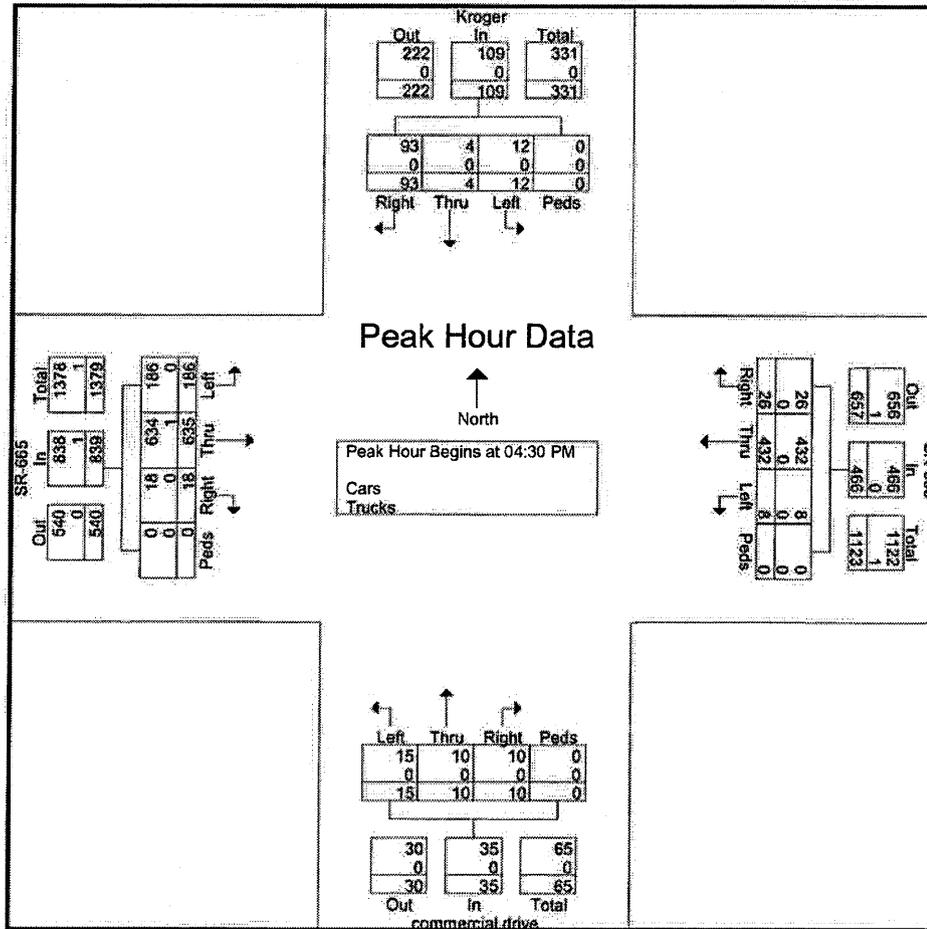
12:00 PM	1	0	25	0	26	3	83	5	0	91	0	4	1	0	5	35	66	6	0	107	229
12:15 PM	2	1	38	0	41	1	96	8	0	105	1	3	0	0	4	40	75	3	0	118	268
12:30 PM	0	0	27	0	27	5	98	2	0	105	4	4	6	0	14	31	47	4	0	82	228
12:45 PM	1	1	23	0	25	4	104	5	0	113	6	3	1	0	10	24	79	4	0	107	255
Total Volume	4	2	113	0	119	13	381	20	0	414	11	14	8	0	33	130	267	17	0	414	980
% App. Total	3.4	1.7	95	0		3.1	92	4.8	0		33.3	42.4	24.2	0		31.4	64.5	4.1	0		
PHF	.500	.500	.743	.000	.726	.650	.916	.625	.000	.916	.458	.875	.333	.000	.589	.813	.845	.708	.000	.877	.914
Cars	4	2	113	0	119	13	381	20	0	414	11	14	8	0	33	130	267	17	0	414	980
% Cars	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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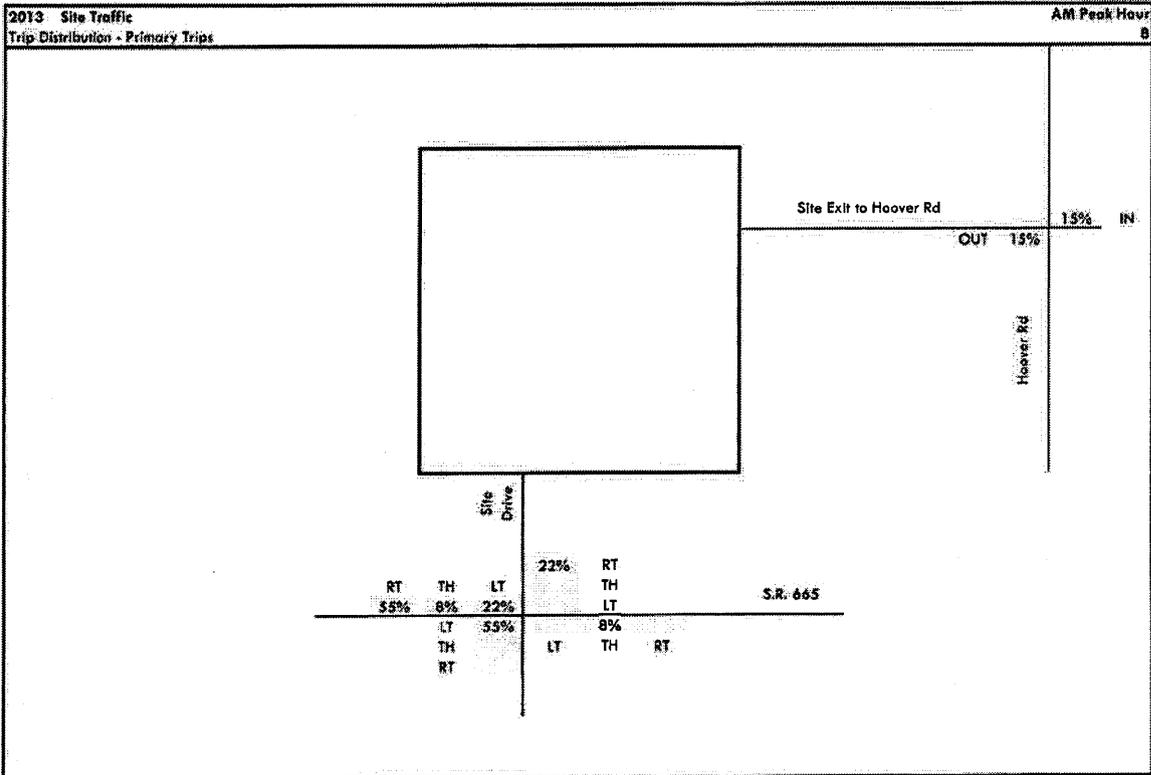
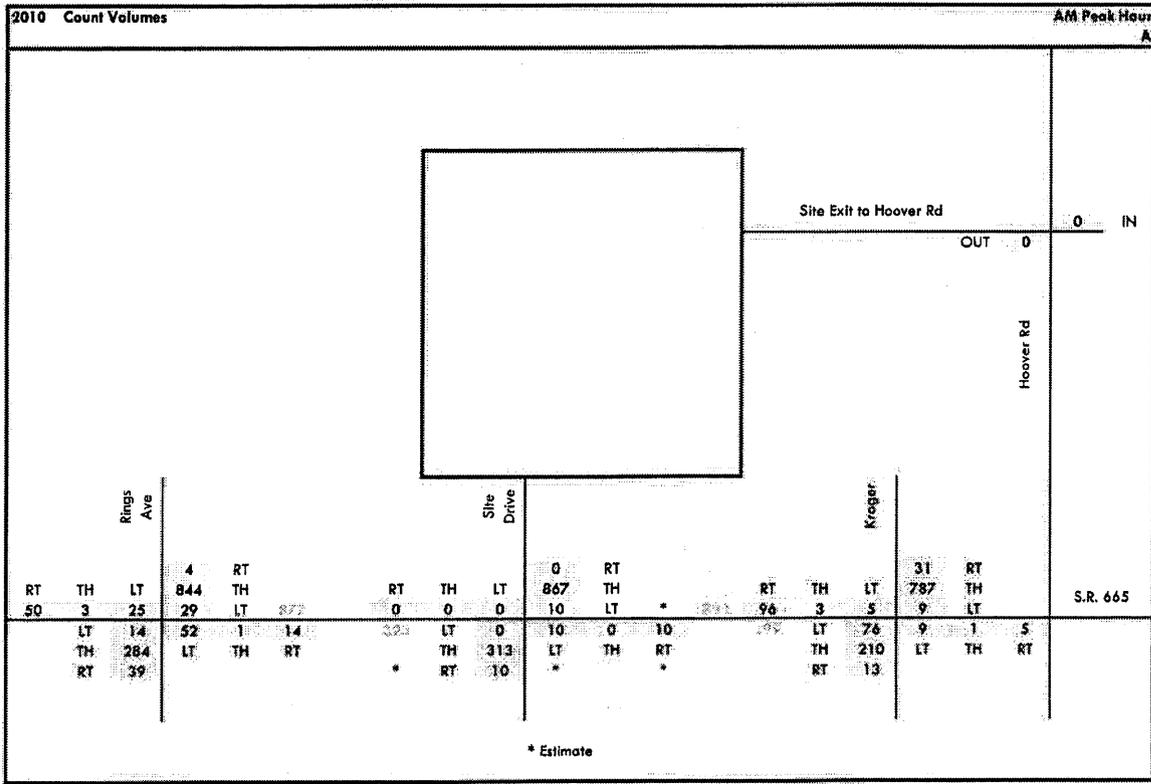
Start Time	Kroger Southbound					SR-665 Westbound					commercial drive Northbound					SR-665 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	3	1	25	0	29	2	106	7	0	115	6	6	2	0	14	61	167	8	0	236	394
04:45 PM	0	1	19	0	20	2	101	5	0	108	4	0	4	0	8	35	148	1	0	184	320
05:00 PM	3	2	25	0	30	2	106	9	0	117	1	4	3	0	8	49	163	5	0	217	372
05:15 PM	6	0	24	0	30	2	119	5	0	126	4	0	1	0	5	41	157	4	0	202	363
Total Volume	12	4	93	0	109	8	432	26	0	466	15	10	10	0	35	186	635	18	0	839	1449
% App. Total	11	3.7	85.3	0		1.7	92.7	5.6	0		42.9	28.6	28.6	0		22.2	75.7	2.1	0		
PHF	500	500	930	000	908	1,000	908	722	000	925	625	417	625	000	625	762	951	563	000	889	919
Cars	12	4	93	0	109	8	432	26	0	466	15	10	10	0	35	186	634	18	0	838	1448
% Cars	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	99.8	100	0	99.9	99.9
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
% Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.2	0	0	0.1	0.1



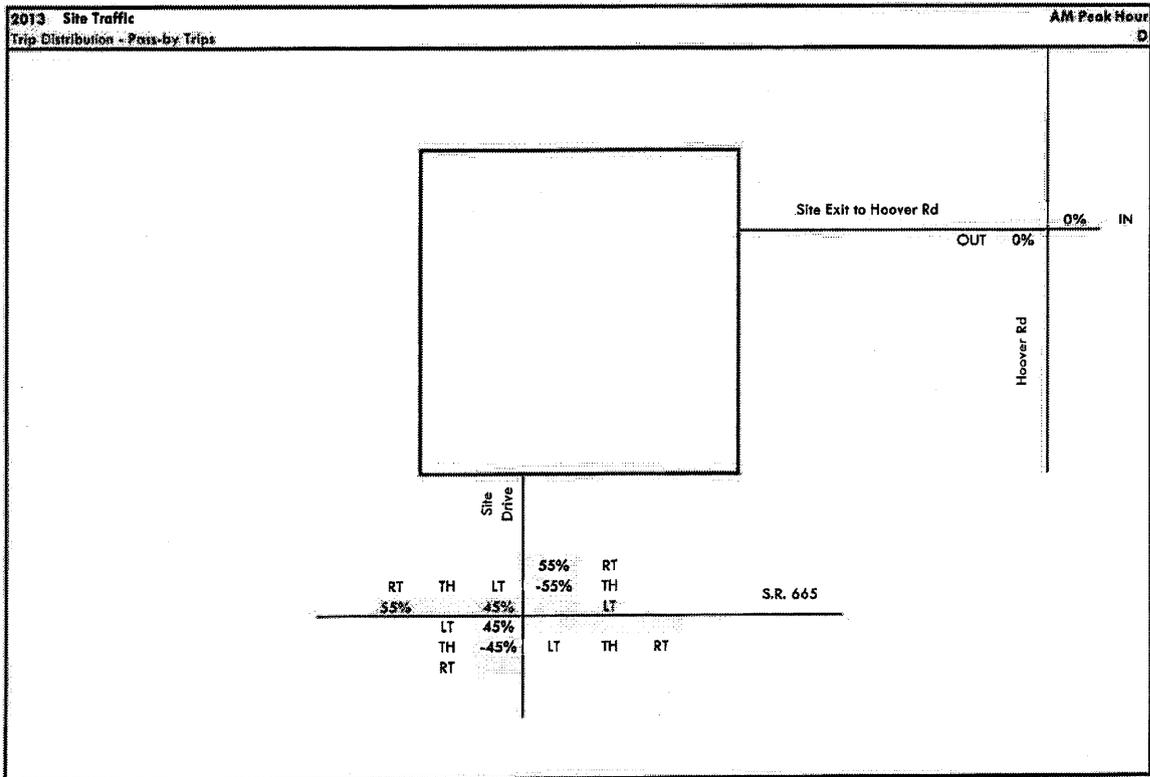
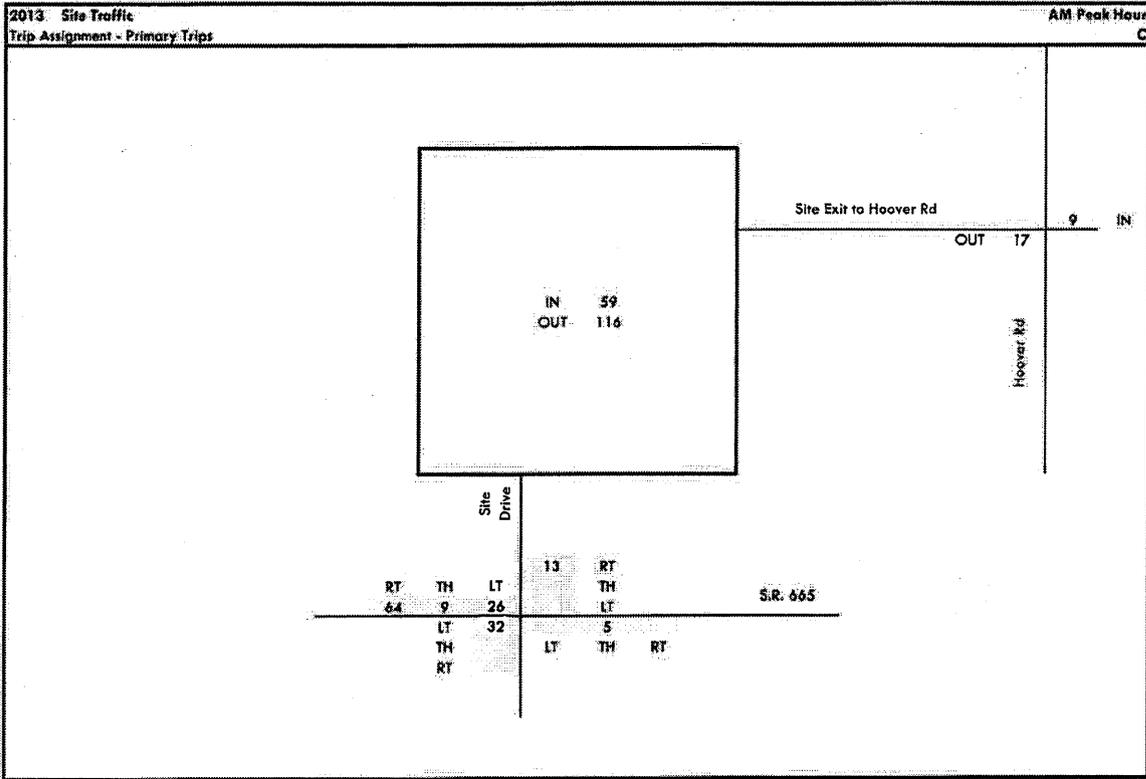
Grove City Ranch Development
 Traffic Impact Study
Trip Generation Calculations
Institute of Transportation Engineers, 9th Edition

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
<u>Apartments</u>	232 units	220	ADT	$T=6.06(x)+123.56$	1,530	765	765
			AM Peak	$T=0.49(x)+3.73$	117	23	94
			PM Peak	$T=0.55(x)+17.65$	145	94	51
<u>Shopping Center</u> 2.8 Acres @ 10,000 SF/Acre 28,000 SF	28,000 sf	820	ADT	$\ln(T)=0.65\ln(x)+5.83$	2,970	1,485	1,485
			AM Peak	$\ln(T)=0.61\ln(x)+2.24$	72	See Below	
			PM Peak	$\ln(T)=0.67\ln(x)+3.31$	255	See Below	
			82%	AM Primary Trips	58	36	22
			18%	AM Pass-By Trips	14	7	7
			72%	PM Primary Trips	183	88	95
28%	PM Pass-By Trips	72	36	36			
TOTAL				ADT	4,500	2,250	2,250
				AM Primary Trips	175	59	116
				AM Pass-By Trips	14	7	7
				AM TOTAL	189	66	123
				PM Primary Trips	328	182	146
				PM Pass-By Trips	72	36	36
			PM TOTAL	400	218	182	

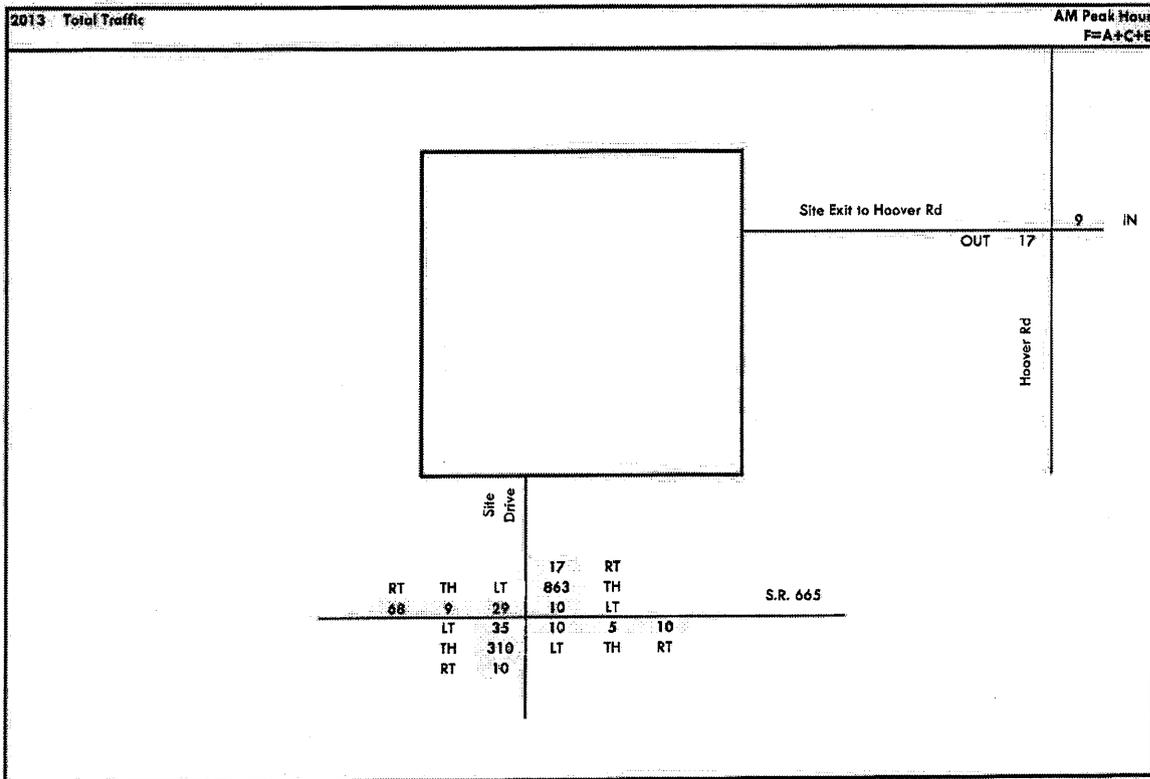
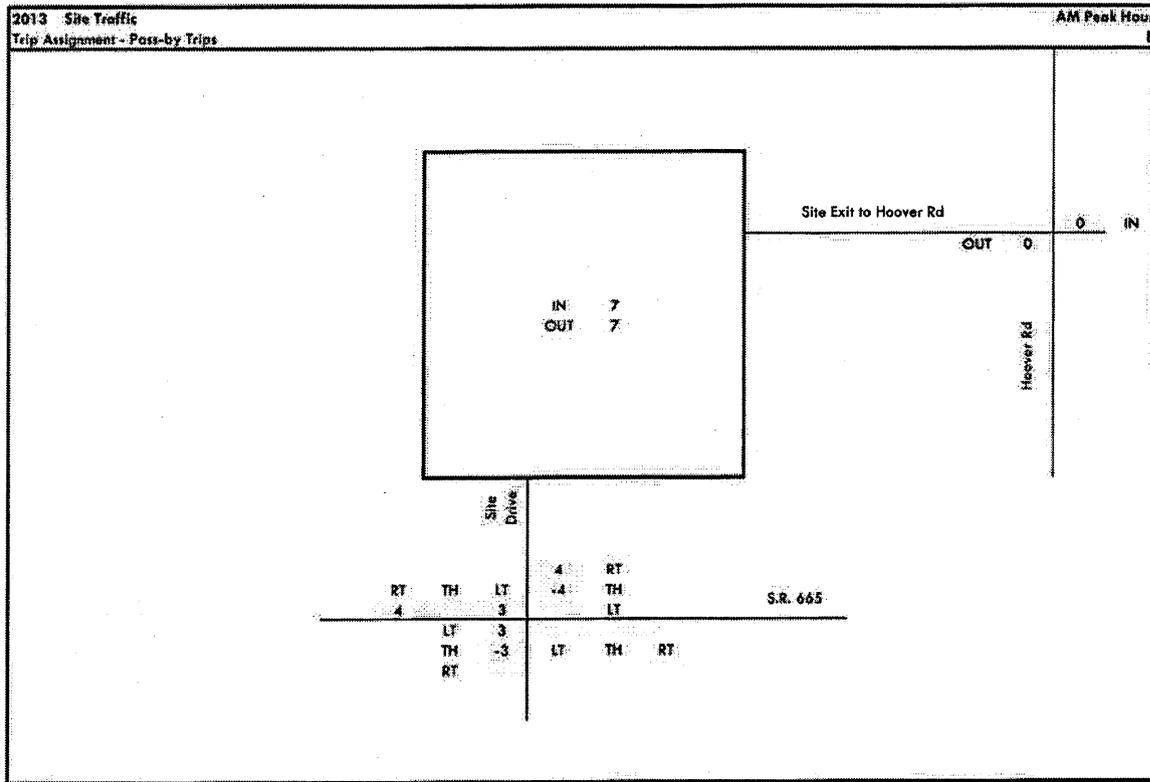
Grove City Ranch Development
Signal Warrant Study
Traffic Volume Calculations



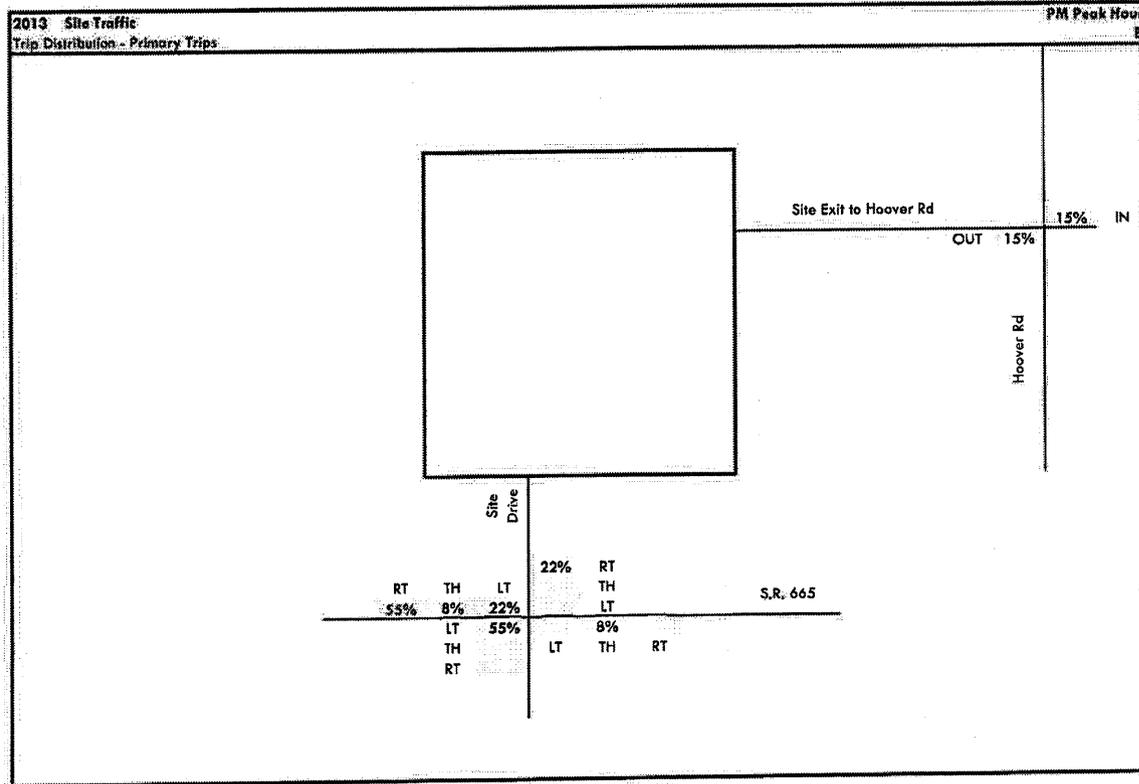
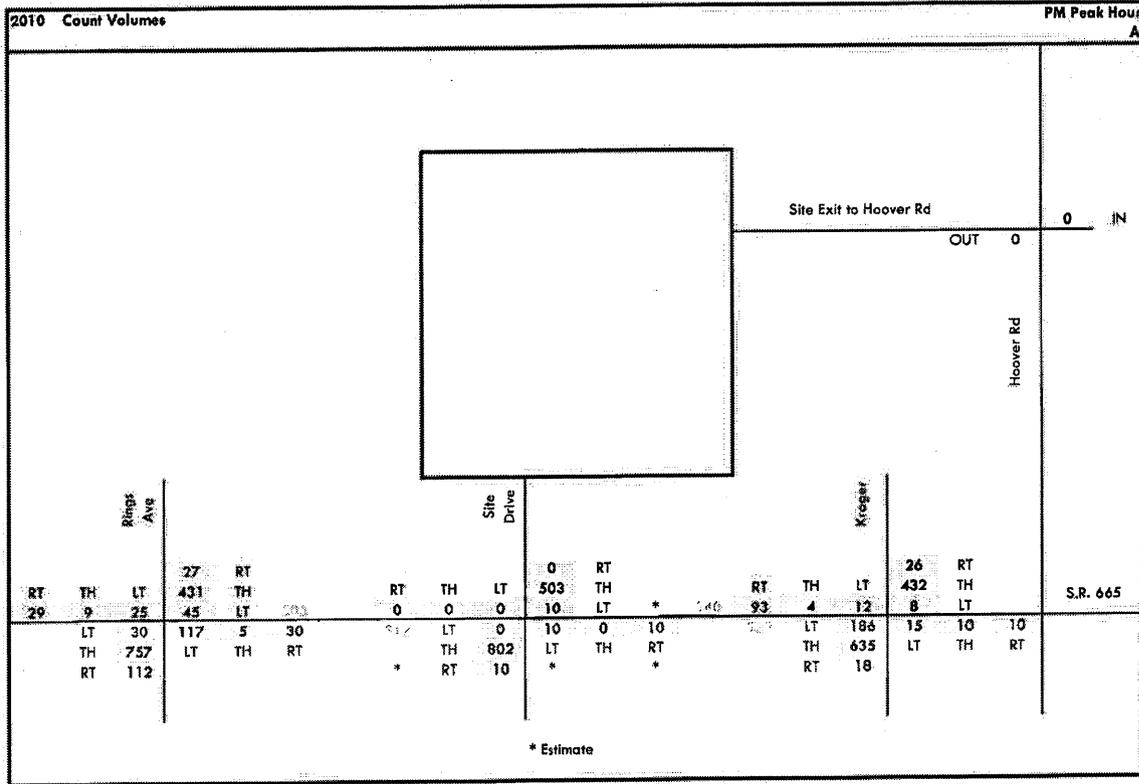
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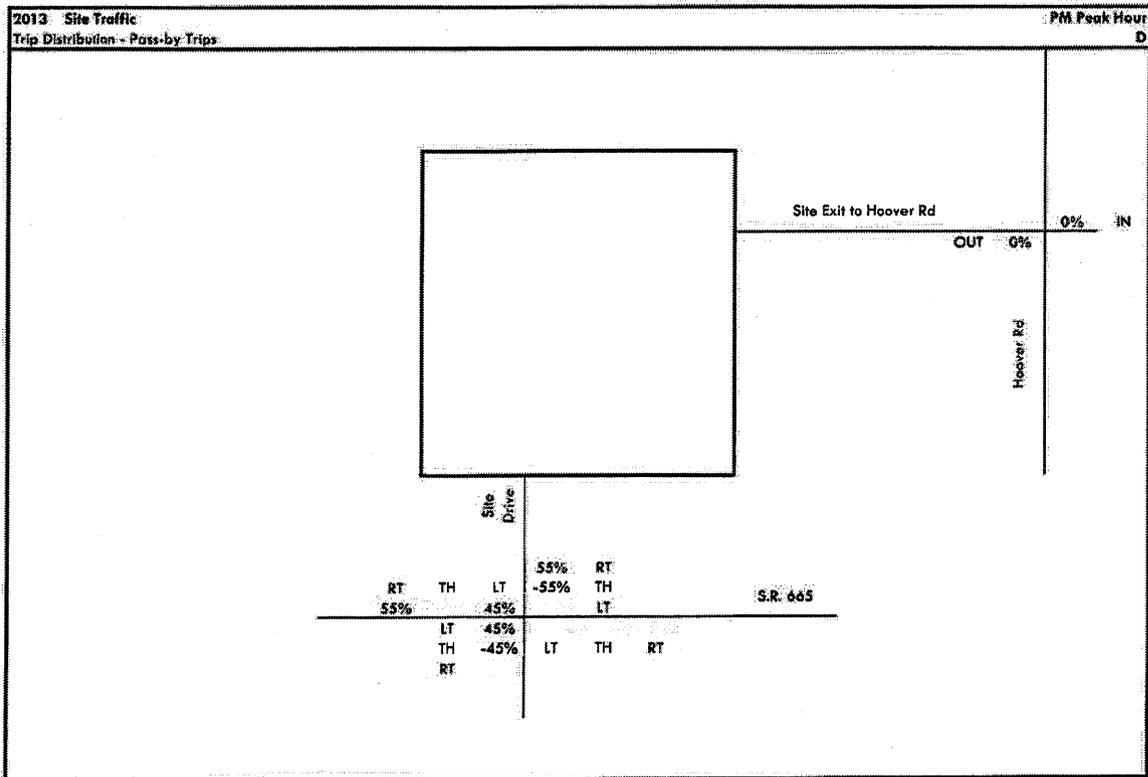
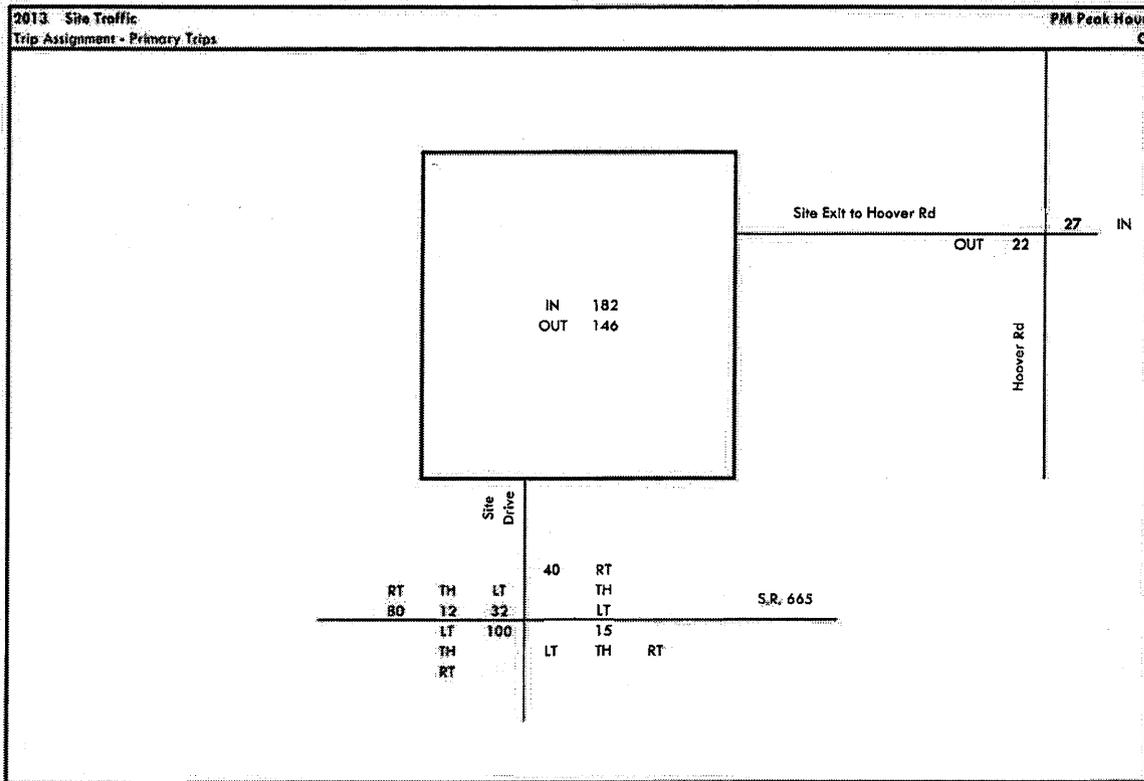
Grove City Ranch Development
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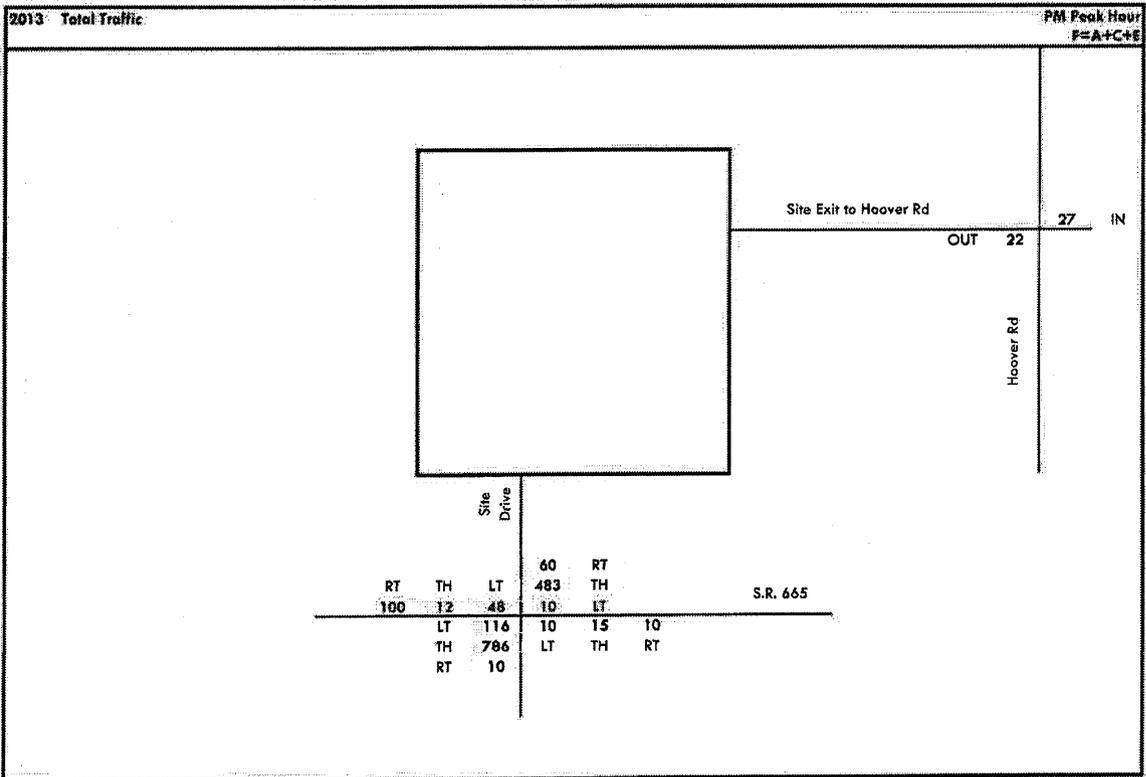
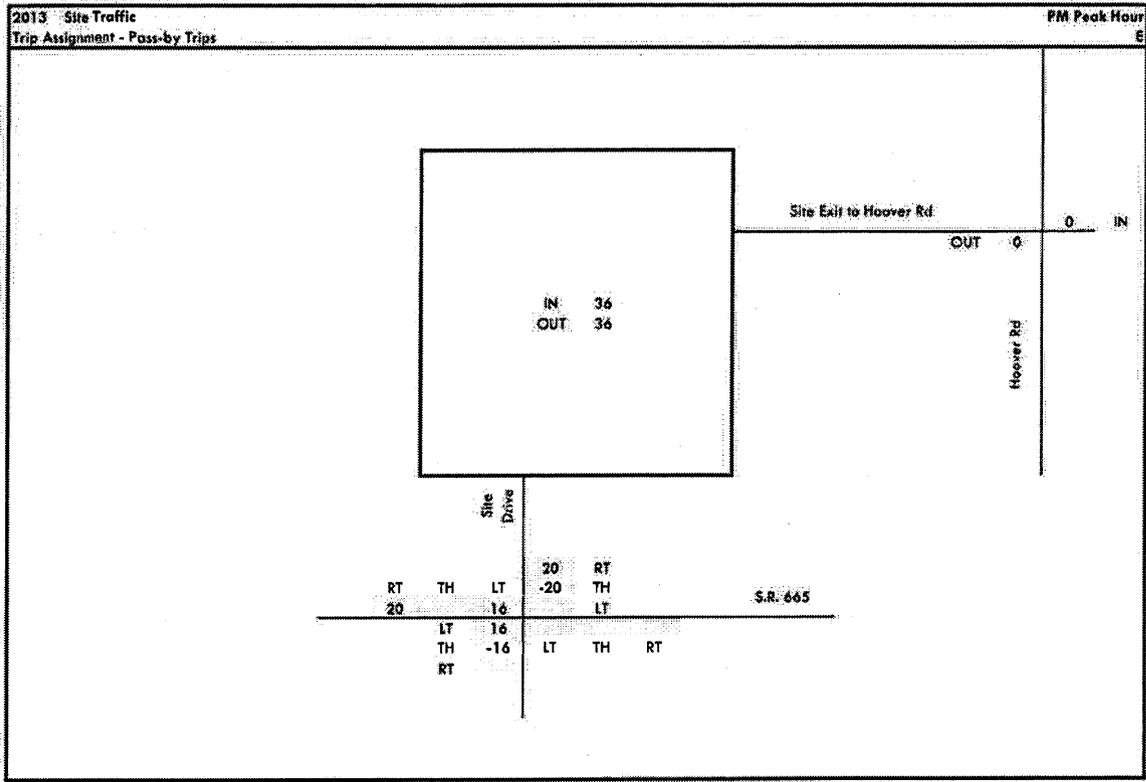
Grove City Ranch Development
Signal Warrant Study
Traffic Volume Calculations



Grove City Ranch Development
Signal Warrant Study
Traffic Volume Calculations



Grove City Ranch Development
Signal Warrant Study
Traffic Volume Calculations



State Route 665 / Site Drive
Total Traffic
Ohio Manual of Uniform Traffic Control Devices

CONDITION	# OF LANES	S.R. 665			Site Drive			Condition A				Condition B			
		1-WAY	1-WAY	2-WAY	1-WAY	1-WAY	1-WAY	MAJ	MIN	MAJ	MIN	MAJ	MIN	MAJ	MIN
Standard	1						X	500	150	400	120	750	75	600	60
Standard	2+			X				600	200	480	160	900	100	720	80
High Speed	1							350	105	280	84	525	53	420	42
High Speed	2+							420	140	336	112	630	70	504	56
6-7 AM		250	625	875	18	74	74	YES	NO	YES	NO	NO	NO	YES	YES
7-8 AM		355	890	1245	25	106	106	YES	NO	YES	NO	YES	YES	YES	YES
8-9 AM		314	787	1101	22	94	94	YES	NO	YES	NO	YES	YES	YES	YES
9-10 AM		257	645	902	18	77	77	YES	NO	YES	NO	YES	YES	YES	YES
10-11 AM		355	890	1245	25	106	106	YES	NO	YES	NO	YES	YES	YES	YES
11-12 NOON		836	507	1343	32	147	147	YES	NO	YES	YES	YES	YES	YES	YES
12-1 PM		635	385	1020	24	111	111	YES	NO	YES	NO	YES	YES	YES	YES
1-2 PM		627	380	1007	24	110	110	YES	NO	YES	NO	YES	YES	YES	YES
2-3 PM		678	411	1089	25	119	119	YES	NO	YES	NO	YES	YES	YES	YES
3-4 PM		912	553	1465	35	160	160	YES	YES	YES	YES	YES	YES	YES	YES
4-5 PM		912	553	1465	35	160	160	YES	YES	YES	YES	YES	YES	YES	YES
5-6 PM		861	522	1383	32	150	150	YES	YES	YES	YES	YES	YES	YES	YES
6-7 PM		714	433	1147	28	125	125	YES	NO	YES	YES	YES	YES	YES	YES
Hours Met								13	3	13	5	12	12	13	13
Hours Warrant Met								3		5		12		13	
Warrant Satisfied ?								NO		NO		YES		YES	

Condition A : NOT MET
Condition B : MET
80% of Condition A and B : NOT APPLICABLE

2010 Counted Volumes
SR 665 at Rings Ave

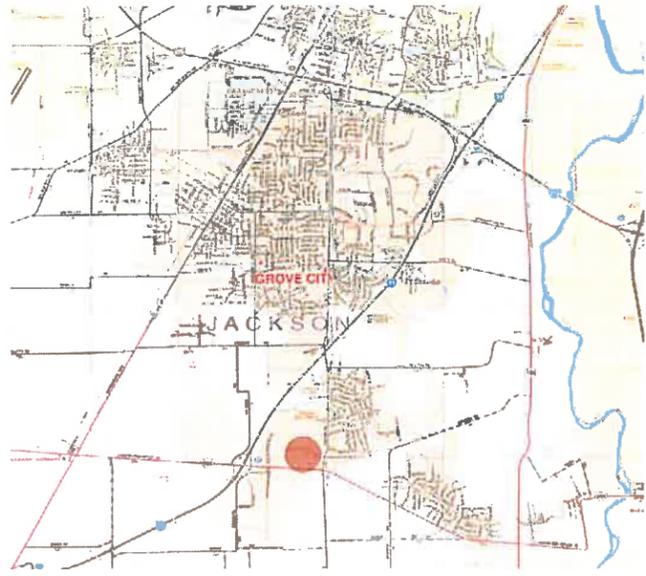
Interval	Thursday		Friday		Monday		Average TOTAL	Percentages of Peak Hour
	EB	WB	EB	WB	EB	WB		
12:00 AM			51	51	56	31	95	8.77%
1:00 AM			34	21	37	28	60	5.54%
2:00 AM			58	43	22	19	71	6.56%
3:00 AM			51	60	16	26	77	7.11%
4:00 AM			46	65	47	71	116	10.62%
5:00 AM			107	207	80	180	252	26.98%
6:00 AM			242	657	169	494	761	70.27%
7:00 AM			324	961	241	640	1083	100.00%
8:00 AM			377	705	316	517	988	88.46%
9:00 AM			365	488	293	424	785	72.48%
10:00 AM			389	476			865	79.87%
11:00 AM			488	526			994	91.78%
12:00 PM	447	532	528	559			1034	89.63%
1:00 PM	488	493	504	546			1021	88.71%
2:00 PM	515	543	585	588			1106	74.43%
3:00 PM	630	583	720	607			1275	85.80%
4:00 PM	823	604	840	704			1486	100.00%
5:00 PM	830	546	804	626			1403	94.41%
6:00 PM	595	523	627	581			1163	78.26%
7:00 PM	417	372	448	440			839	56.46%
8:00 PM	331	274	374	280			630	42.48%
9:00 PM	244	203	324	235			503	33.85%
10:00 PM	228	166	285	204			442	29.74%
11:00 PM	133	115	169	178			298	20.05%

Total Traffic

S.R. 665

Site Drive

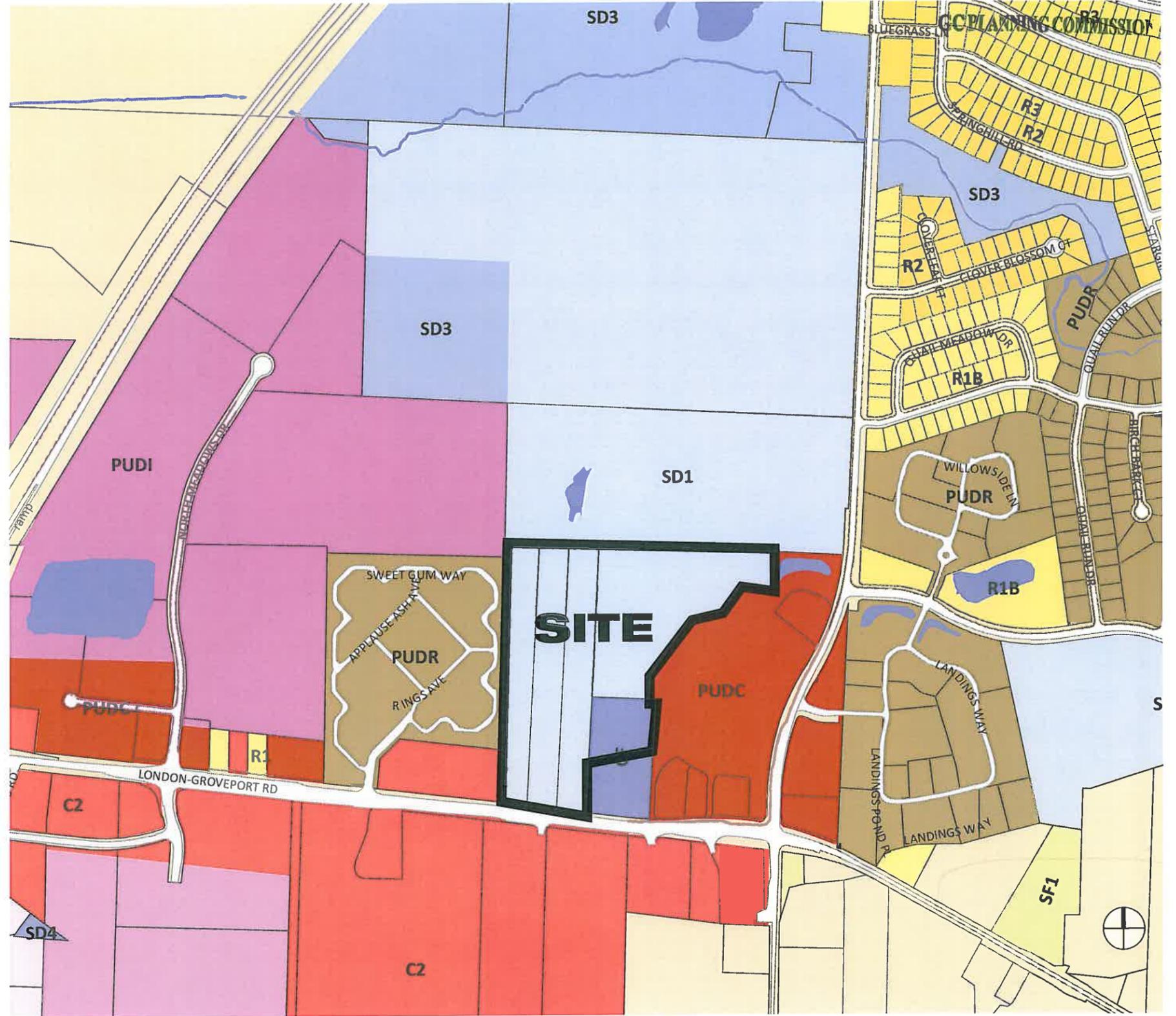
Hour	Site Drive										S.R. 665									
	NBLT	NBTH	NBRT	NB Total	SBLT	SBTH	SBRT	SB Total	EBLT	EBTH	EBRT	EB Total	WBLT	WBTH	WBRT	WB Total				
6-7 AM	7	4	7	18	20	6	48	74	25	218	7	250	7	606	12	625				
7-8 AM	10	5	10	25	29	9	68	106	35	310	10	355	10	863	17	890				
8-9 AM	9	4	9	22	26	8	60	94	31	274	9	314	9	763	15	787				
9-10 AM	7	4	7	18	21	7	49	77	25	225	7	257	7	626	12	645				
10-11 AM	10	5	10	25	29	9	68	106	35	310	10	355	10	863	17	890				
11-12 AM	9	14	9	32	44	11	92	147	106	721	9	836	9	443	55	507				
12-1 PM	7	10	7	24	24	8	70	111	81	547	7	635	7	336	42	385				
1-2 PM	7	10	7	24	33	8	69	110	80	540	7	627	7	332	41	380				
2-3 PM	7	11	7	25	36	9	74	119	86	585	7	678	7	359	45	411				
3-4 PM	10	15	10	35	48	12	100	160	116	786	10	912	10	483	60	553				
4-5 PM	10	15	10	35	48	12	100	160	116	786	10	912	10	483	60	553				
5-6 PM	9	14	9	32	45	11	94	150	110	742	9	861	9	456	57	522				
6-7 PM	8	12	8	28	38	9	78	125	91	615	8	714	8	378	47	433				
7-8 PM	6	8	6	20	27	7	56	90	65	444	6	515	6	273	34	313				



LOCATION MAP

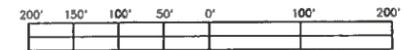
- R-A Rural (Agricultural)
- SF-1 Single Family Residence (20,000sf)
- SF-2 Single Family Residence (15,000sf)
- SF-3 Single Family Residence (12,000sf)
- R-1 Single Family Residence
- R-1b Single Family Residence with Stipulations
- R-2 Single Family Residence
- R-3 Single Family Residence (Modified)
- 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

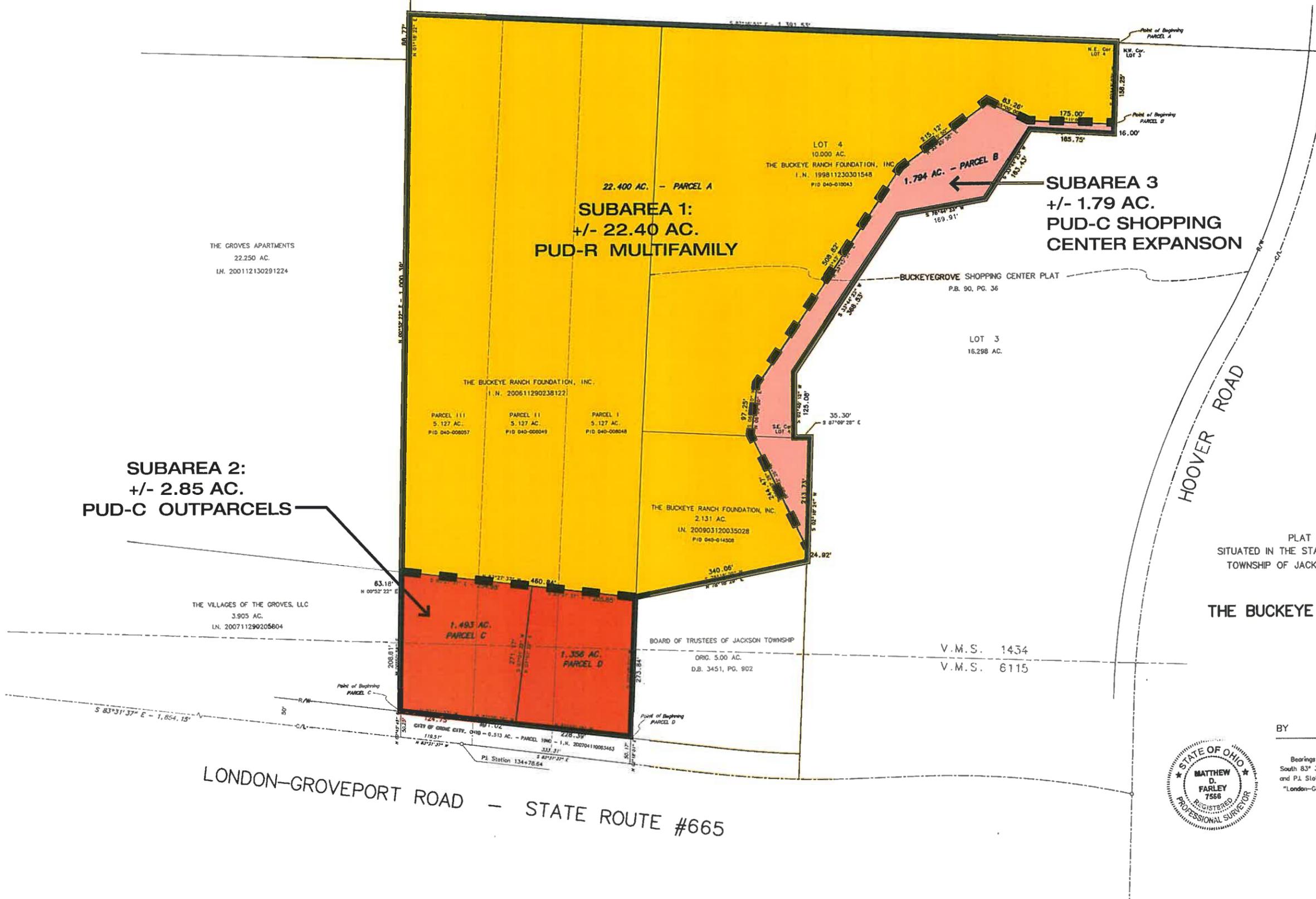


Scale 1" = 100'
December 17, 2012

SUBAREA 2:
+/- 2.85 AC.
PUD-C OUTPARCELS

SUBAREA 1:
+/- 22.40 AC.
PUD-R MULTIFAMILY

SUBAREA 3
+/- 1.79 AC.
PUD-C SHOPPING
CENTER EXPANSION



PLAT OF ACREAGE PARCELS
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF JACKSON IN V.M.S. NO. 1434 & 6115.

for:
THE BUCKEYE RANCH FOUNDATION, INC.

BY *Matthew D. Farley*
Matthew D. Farley, Professional Surveyor No. 7566.

Bearings are based on the centerline of London-Groveport Road held as South 83° 31' 37" East between centerline monuments at Station 116+24.49 and P.I. Station 134+78.84, as shown on sheet 2 of 20, right-of-way plans, "London-Groveport Road (S.R. 665)" dated October 2006.



MyersSurveying
COMPANY

2740 East Main Street (614) 235 - 8877
Bexley, Ohio 43209-2577 info@myerssurveying.com

MO#1-11/09/12

EXHIBIT B: SUBAREA MAP

Grove City Ranch Development | GROVE CITY, OHIO

SCHOTTENSTEIN
REAL ESTATE GROUP

OHM
Advancing Communities™

GENERAL DEVELOPMENT STANDARDS

	Proposed Sub-Area	Sub-Area 1 (PUD-R) Multifamily	Sub-Area 2 (PUD-C) Outparcels	Sub-Area 3 (PUD-C) Shopping Center Expansion
I.	Area	±22.40 ac.	±2.85 ac.	±1.79 ac.
II.	Permitted Uses	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
III.	Density	10.3 d.u./Acre (Max)	8,000s.f./Acre (Max)	Per Grove City requirements for each use
VI.	(Max) Building Height	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
V.	Off-Street Parking Requirements	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
VI.	Proposed Street Type	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. Sidewalks shall be provided on both sides of private streets, setback 5 ft. minimum from the street, and 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
	R.O.W. Width	Private Streets: N/A	100': London Groveport Rd. Private Streets: N/A	Private Streets: N/A
	Pavement Width	Private streets and drive aisles: 24' 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
VII.	Setbacks			
	Public Road	N/A	20' Parking Setback (From Public R.O.W.) 30' building setback (From Public R.O.W.)	N/A
	Private Street	5' min. 20' where parking is intended in unit driveways	15' Parking Setback (From Edge of Pavement) 20' Building Setback (From Edge of Pavement)	N/A
	Side	20' min. between buildings	10' Building & Parking Setback	N/A
	Rear	30' min. between buildings	30' Building and Parking Setback (adjoining Subarea A)	N/A
	Perimeter	25' Building and Parking Setback	N/A	20' Parking Setback

MULTIFAMILY DEVELOPMENT STANDARDS TABLE

SUB AREA 1

CONFIGURATION	SIGNAGE	SITE LAYOUT & LANDSCAPE	MULTIFAMILY BUILDING STANDARDS	BUILDING AND SITE LIGHTING				
	<p>Subarea 1 shall be permitted a maximum of two (2) monument signs. Each sign shall be permitted up to 50 sq.ft. per face and may be 2-sided. One sign may be located in relation to the private street access from London-Groveport Road. One sign may be located in relation to an access drive connecting from Hoover Road through the Buckeye Grove Shopping Center site. Signage shall not be permitted on parcels not included in this application.</p> <p>Monument signage related to London-Groveport Road shall be permitted to be located within Subarea 2 on Parcel C and shall be a combined and shared monument sign with the outparcel. 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>Monument signs shall be a maximum height of 8 ft. and shall be setback from any public right-of-way a minimum of 10 ft.</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 serving individual dwelling units and intended to provide parking space shall be a minimum of 20' from face of garage to edge of drive aisle/ private street.</p> <p>All freestanding signs shall be set in landscape areas. The landscape areas shall be a minimum of two feet larger than the foundation of the freestanding signs on all sides and shall be landscaped on all sides with permanent shrubs, groundcover, or other ornamental plantings.</p>	<p>Residential units minimum square footage: 1-bedroom: 700 sq.ft. 2-bedroom: 1,000 sq.ft. 3-bedroom: 1,300 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>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 1 (CONT'D)

MATERIALS	SIGNAGE	LANDSCAPE	MULTIFAMILY BUILDING STANDARDS	BUILDING AND SITE LIGHTING				
	<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>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>TECHNIQUE AND COLORS</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>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 2

CONFIGURATION	SIGNAGE	SITE LAYOUT & LANDSCAPE	BUILDING AND SITE LIGHTING				
	<p>One monument sign is allowed per commercial parcel with a maximum surface area of 50s.f. per sign face and may be 2-sided. All such signs shall be located in accordance with the restrictions of the Grove City, Ohio Code of Ordinances.</p> <p>Parcel C shall be required to share a monument sign with Subarea 1, and provide cross access / maintenance agreements. Parcel C and Subarea A each shall be permitted a maximum of 50 sq.ft. per sign face.</p> <p>Monument signs shall be a maximum height of 8 ft. and shall be setback from any public right-of-way a minimum of 10 ft.</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 1st 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>All freestanding signs shall be set in landscape areas. The landscape areas shall be a minimum of two feet larger than the foundation of the freestanding signs on all sides and shall be landscaped on all sides with permanent shrubs, groundcover, or other ornamental plantings.</p>	<p>Site lighting shall match the character of lighting used at Buckeye Grove Shopping Center.</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-four (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 2 (CONT'D)

	SIGNAGE	LANDSCAPE	BUILDING AND SITE LIGHTING				
MATERIALS	<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 shall 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 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>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>				
TECHNIQUE AND COLORS	<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>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>				

SHOPPING CENTER EXPANSION DEVELOPMENT STANDARDS TABLE
SUB AREA 3

CONFIGURATION	SIGNAGE	SITE LAYOUT & LANDSCAPE	BUILDING AND SITE LIGHTING
	<p>Signage shall not be permitted in this subarea except for regulatory or directional signage related to the service and parking uses.</p>	<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>	<p>Site lighting shall match the character of lighting used at Buckeye Grove Shopping Center.</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 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 3 (CONT'D)

	SIGNAGE	LANDSCAPE	BUILDING AND SITE LIGHTING
MATERIALS	All signage shall be per city code requirements or as otherwise approved by the City.	<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>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>
TECHNIQUE AND COLORS	All signage shall be per city code requirements or as otherwise approved by the City.	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>

Revised: 01/22/13