

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

August 17, 2020

6:30 Caucus

7:00 p.m.

Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes from 8/03/2020

Welcome and Reading of Agenda: President Houk

LANDS: Mr. Schottke

- Ordinance C-40-20 Approve the Rezoning of 71.3+ acres located South of White Road and West of S.R. 104 from SF-1 (Single Family Residential to PUD-R (Planned Unit Development-Residential) w/text. First reading.
- Ordinance C-41-20 Approve the Rezoning of 32+ acres located West of Hoover and North of S.R. 665 from SD-1 (Educational) to PUD-R (Planned Unit Development-Residential) & PUD-C (Planned Unit Development-Commercial). First reading.
- Ordinance C-42-20 Approve a Special Use Permit for a Drive Thru for Park Square located at 2040-2140 Stringtown Road. First reading.
- Ordinance C-43-20 Approve a Special Use Permit for Outdoor Seating for Park Square located at 2040-2140 Stringtown Road. First reading.
- Ordinance C-44-20 Approve a Special Use Permit for a Car Wash for Carwash USA Express located at 2607 London Groveport Road. First reading.
- Resolution CR-27-20 Approve the Development Plan for Carwash USA Express located at 2607 London-Groveport Road.
- Resolution CR-28-20 Approve the Preliminary Development Plan for 3506-3510 Park Street Accessory Structure.
-

SERVICE: Mr. Berry

- Ordinance C-38-20 Authorize the City Administrator to enter into a Contract with the Ohio Department of Transportation to Utilize the Bridge Inspection Program. Second reading and public hearing.
- Ordinance C-45-20 Vacate the Public Right-Of-Way located on the west side of Elm Street at the Intersection of Elm Street and Midland Street. First reading.
-

FINANCE: Mr. Holt

- Ordinance C-39-20 Approve the Settlement Agreement for Capital Telecom Holdings II, LLC vs. Grove City, Ohio. Second reading and public hearing.
-

Call for New Business: President Houk

Flooding – Mr. Berry

Call for Dept. Reports & Closing Comments: President Houk

Adjourn meeting: President Houk - Unanimous Consent

ON FILE: Minutes of: 08/03/20 Council Meeting; 8/04/20 Plan. Comm. Meeting

Date: 08/10/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-40-20
1st Reading: 08/17/20
Public Notice: 08/18/20
2nd Reading: 09/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-20

AN ORDINANCE FOR THE REZONING OF 71.3+ ACRES LOCATED SOUTH OF WHITE ROAD AND WEST OF S.R.104 FROM SF-1 TO PUD-R WITH TEXT

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

WHEREAS, the Planning Commission approved the rezoning on August 04, 2020; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R with text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 *and being part of various tracts of land conveyed to Heidi M. Pack TR and Frank X. Burgstaller, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-40-20

Exhibit A

ZONING DESCRIPTION Containing 71.372 Acres

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey #469 and being parts of the following tracts of land, a 14.144 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-001492, a 12.783 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-000056, a 12.758 acre tract as conveyed to Frank X. Burgstaller of record in Instrument Number 200803100036238 PID 160-002631. Also, being parts of the following tracts, a 31.616 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002459, a 1,000 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002507;

All deed references are on record at the Recorder's Office of Franklin County, Ohio and described as follows:

BEGINNING, at a point in the southerly line of said 31.616 acre tract in the westerly Right-of-Way line of Jackson Pike and at the northeasterly corner of Pinnacle Club Section 3 of record in Plat Book 109 Page 26;

Thence, North 75°53'59" West with the southerly line of said 31.616 acre tract and said 14.144 acre tract, a distance of 2621.18 feet to the southwest corner of said 14.144 acre tract;

Thence, North 15°18'09" East with the westerly line of said 14.144 acre tract, a distance of 507.01 feet to a point;

Thence, North 76°16'25" West continuing with said line, a distance of 120.95 feet to a point;

Thence, North 15°03'58" East continuing with said line, a distance of 1009.35 feet to a point in the southerly Right-of-Way Line of White Road;

Thence, South 74°34'39" West with said southerly right of way line, a distance of 186.03 feet to a point in the easterly line of said 12.758 acre tract;

Thence, South 15°06'57" West with an easterly line of said 12.758 acre tract, a distance of 404.17 feet to a point at the corner of said 12.758 acre tract;

Thence, South 74°08'13" East with a northerly line of said 12.758 acre tract, a distance of 411.57 feet to a point at a corner thereof;

Thence, North 15°11'45" East with a westerly line of said 12.758 acre tract, a distance of 198.63 feet to a corner thereof;

Thence, South 74°24'28" East with a northerly line of said 12.758 acre tract and the northerly line of said 12.783 acre tract, a distance of 1452.96 feet to a point at the northeasterly corner of said 12.783 tract;

Thence, South 14°19'42" West with the easterly line of said 12.783 acre tract, a distance of 212.35 feet to a point at a northwesterly corner of said 31.616 acre tract;

Thence, South 74°10'12" East with a northerly line of said 31.616 acre tract and the northerly line of said 1,000 acre tract, a distance of 436.27 feet to a point in the westerly Right-of-Way line of Jackson Pike;

Thence, South 1°21'31" West with the westerly Right-of-Way line of Jackson Pike, a distance of 1,055.49 feet, to the point of beginning and containing 71.372 acres of land, more or less;

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.



CESO, Inc.

Jeffrey A. Miller
Jeffrey A. Miller, PS
Registered Surveyor No. 7211

8-3-20

Date:

C-40-20

**PINNACLE QUARRY DEVELOPMENT
PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)**

ZONING TEXT

- I. **INTRODUCTION.** This Zoning Text (the “Text”) establishes the permitted land uses, residential densities, minimum lot sizes, and other development standards for the development comprising the ±70 acres of land generally located south of White Road, and on the west side of State Rt 104, in part known as the Heimat Haus, as generally described in the legal description submitted with the zoning application (the “Property”). The Property or, as sometimes referred to herein, the “Pinnacle Quarry”, is a planned community development designed around an abandoned stone quarry, the differentiating topography and natural features including a portion of Republican Run/ Grove City Creek. The Pinnacle Quarry will be integrated into the existing Pinnacle Club development adjacent to the south, and the intent of this Text is to create a development that adds to and integrates Pinnacle Quarry into the existing fabric of the surrounding community.
- II. **COMPATIBILITY.** The Property shares its’ southern property line, + 2600 ft., with Pinnacle Golf Club Development to the south. The Property is to be developed as an extension of the Pinnacle Golf Club Development with similar entrance features, landscaping and standards. The development of the Property will require extension of public improvements from the pinnacle Golf Club Development as well as improvements to State Rt. 104 and White Road (the “Public Improvements”). The Public Improvements will benefit the Property, the Pinnacle golf Club Community, and the traveling general public, by improving traffic flow and providing additional pedestrian and bicycle connectivity to the Scioto Grove Metro Park. The property will be added to the tax increment financing district established with respect to the Pinnacle community and possibly to the Pinnacle Community Infrastructure Financing District. The cost of the Public Improvements is to be paid for by excess revenue from the Pinnacle Tax Increment Financing District.
- The Property is to be segmented into three areas; Park Area, Subarea A and Subarea B. Each subarea shall have its own set of use and development standards. Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Two entrances will service the Property, one replacing a driveway onto White Road and one replacing seven existing access points onto St. Rt. 104. Roadways shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of roadway connections are subject to the review, approval and participation from and by the City of Grove City, and the Ohio Department of Transportation relating to St. Rt. 104 access and improvements.
- III. **SEVERABILITY.** All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons of circumstances are not affected by that decision.
- IV. **APPLICABILITY.** The standards and provisions outlined within the Text shall apply to the 70+ acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.
- V. **CONFLICT.** When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.
- VI. **DEVIATION.** The standards, requirements and uses set forth herein as well as the Zoning Code, Grove City Stormwater Design Manual, and Standard Drawings may be deviated from upon the request of City or Developer during the development plan review process as approved by City Council and as long as such requests are consistent and harmonious with the overall intent and character of the

development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relief from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.

VII. GENERAL REQUIREMENTS.

A. Streets / Sidewalks

1. Access. Two access points shall be permitted into the site, one from State Route 104 and a second from White Road. The design of these access points, including turn lanes, shall be added as warranted by the Pinnacle Quarry Traffic Study. Future access from neighboring properties may be permitted as deemed appropriate by the Development Department.
2. Pavement Width. Streets may be public or private and shall have a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb for public streets and a minimum pavement width of 26 feet for private streets. For street less than 28 feet in width, there shall be no parking on either side of the street.
3. Front Walks. Five-foot-wide concrete sidewalks shall be installed along all public and private roadways. Subarea A walkways are generally on both sides of streets and Subarea B along one side of streets and may be replaced on one side if a bike path is proposed in its place; however, the final location of sidewalks and trails/bike paths shall be approved with the final development plan.
4. Bike Paths. Asphalt bike paths at least 8 feet in width shall be located throughout the site including along 1 side of some of the interior streets, within the reserve areas and along SR 104 as shown on the final development plan. These paths shall connect with the existing and proposed sidewalk and trail network, as well as the future path along SR 104.
5. Service Walks. All homes shall have walks from the driveway to the front door of the house.

B. Landscaping.

1. Entrance Features. The general massing, location and species of plants and additional hardscape for the entry features shall be generally as shown on the Landscape Plan, and approved with the final development plan for both Subareas A & B. Sod shall be used at the entrance features and the area to be sodded shall be approved as a part of final development plan. Entrance features shall have a uniform appearance, utilizing the same materials, general scale and massing of landscaping, in both subareas to create the appearance of a unified development and similar character to the existing Pinnacle development. Black four rail fencing, as utilized along Buckeye Parkway and White Road, shall be provided along the site's frontage on White Road and entrance onto State Route 104.
2. Street Trees. Tree location varies based on driveway locations on each lot and will be determined with the development of each lot. Street trees shall be between 2" and 3" caliper at the time of installation. The developer shall install street trees and the care replacement and maintenance of the street trees shall be the responsibility of the HOA. The applicant will work with the Urban Forester to select the varied tree species for the site as shown on the Landscape Plan and approved with the final development plan.
3. Existing trees. Some trees within noted areas may be removed along with dead and dying trees and those that must be removed for the construction of underground utilities. With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the protected trees and these areas will be protected with snow fence during construction.
4. Park Area. + 10 Acres as shown in the southeast quadrant of the Property will be developed into a community park for active and passive use dedicated to the City of Grove City for public use. Active features may include: sledding hill, frisbee golf course, pitch and putt golf course, pool and a shelter house/picnic area. Passive features to include a walking path and

sitting areas. A detailed plan of the Park Area features and improvements will be submitted with the final development plan.

5. Grass. All common areas and prominent roadway areas shall be sodded along prominent roadways and around homes or seeded in compliance with Section 1136.11 of the City Code.
 6. Special Flood Hazard Area Encroachment. If any road, utility structure, detention pond or structures are located in a special flood hazard area a Special Flood Hazard Area Permit (SFHA) will be required before such encroachment is allowed.
 7. Individual Home Landscaping. Each home will have three (3) trees and five (5) shrubs and landscaping beds per Section 1136.09(a)(1) of the Zoning Code.
 8. Screening from State Route 104. Screening shall be added as per the Development Plan along the site's frontage with State Route 104 that preserves the rural character of the roadway.
 9. Mounding. Mounding shall be provided along portions of the site's frontage with State Route 104 where deemed appropriate based on the site's topography. The location and height will be shown on the final development plan.
 10. Any pond(s) located along or visible from public roadways or within publicly dedicated open space shall feature enhanced landscaping and be designed and constructed to ensure shoreline protection to be approved as part of the final development plan.
- C. Lighting. Decorative street lighting will be installed on alternating sides of all streets within both subareas. Designs will be submitted and approved as part of the final development plan.
- D. Mailboxes. Each home will have the same style of decorative pole mounted mailbox unless US Post Office requires ganged mailboxes. Ganged mailboxes shall utilize colors and/or decorative materials in character with other site fixtures or structures in the development, with supplemental landscaping surrounding the structure. Design will be submitted and approved as part of the final development plan.

VIII. SUBAREA REQUIREMENTS

A. Subarea A +42 acres

1. Intent. The intent of this subarea is to provide single family housing similar to the Landings, Links and Woods areas of the Pinnacle Golf Club development.
2. Permitted Uses. Fee simple residential use shall be permitted within this subarea. Subarea A consists of +42 acres containing a maximum of 187 fee simple units, and a maximum density of 4 units/acre.
3. Unit Size. Units shall be a minimum of 1,400 square feet for ranch homes and 1,700 square feet for two story homes. Minimum square footage shall exclude garages and basements.
4. Roadways. Each roadway in Subarea A shall be public and be at least 28 feet in width from face of curb to face of curb.
5. Yard Dimensions.
 - a. Front Yard. Primary building structure shall be setback a minimum of 25-feet from the roadway. Porches may encroach into required front yard area up to 3 feet.
 - b. Rear Yard. The minimum required rear yard shall be 20 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 5 feet from the side property line. Chimneys and bay windows may encroach into the required side yard areas up to 2 feet.
 - d. Minimum Lot Widths. The minimum lot width shall be 52'.

6. Building Design.

- a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone, brick, cultured brick and vinyl (at least 0.044" in width). No high chroma colors will be permitted in a building material.
- b. Design Elements. The frontage or side of each home visible from a public or private street shall utilize a combination of at least 3 of the following different architectural design elements:
 - a. Shutters
 - b. Dormers
 - c. Decorative gable vent
 - d. Bay Window
 - e. Chimney utilizing a brick or stone façade
 - f. Porch at least 32 square feet in size
 - g. Façade offsets in excess of 1'4". A garage shall not be considered a façade offset.
 - h. Vertical and/or shake siding details
 - i. A combination of at least 2 of the permitted materials in Section VIII(A)(6)(a)
 - j. Other details as approved on the Final Development Plan
- c. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to, directly across the street from, or diagonally across the street from each other. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial".
- d. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
- e. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
- f. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
- g. Garages. All homes shall have, at minimum, a two- car garage.
- h. Foundations. Unless otherwise waived as part of the Final Development Plan, exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the Chief Building and Zoning Official. Materials shall be installed per the residential building code.

B. Subarea B +18 acres

1. Intent. The intent of this subarea is to provide active-adult & senior friendly condominium and/or fee simple housing.
2. Permitted Uses. Condominium and/or fee simple residential use shall be permitted within this subarea. Subarea B consists of approximately 18 acres containing a maximum of 36 condominium and/or fee simple units and a maximum density of 2 units/acre.
3. Unit Size. Units shall be a minimum of 1,400 square feet. Minimum square footage shall exclude garages and basements. Units will be one to two stories tall.

4. Roadways. Each roadway in Subarea B shall be private and be at least 26 feet in width from face of curb to face of curb.
5. Yard Dimensions.
 - a. Front Yard. Primary building structure shall be setback a minimum of 15-feet from the private roadway. The face of unit garages shall be setback a minimum of 20 feet from the private roadway. Porches may encroach into required front yard area up to 4 feet.
 - b. Rear Yard. The minimum required rear yard shall be 10 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 0 feet with a minimum of 10 feet between units. Chimneys and bay windows may encroach into the required side yard areas by 2 feet.
 - d. Minimum Lot Widths. The minimum lot width shall be 70'.
6. Building Design.
 - a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone, brick, cultured brick, and vinyl (at least 0.044" in width). No high chroma colors will be permitted in a building material.
 - b. Design Elements. The frontage or side of each home visible from a public or private street shall utilize a combination of at least 3 of the following different architectural design elements:
 - a. Shutters
 - b. Dormers
 - c. Decorative gable vent
 - d. Bay Window
 - e. Chimney utilizing a brick or stone façade
 - f. Porch at least 32 square feet in size
 - g. Facade offsets in excess of 1'4". A garage shall not be considered a façade offset.
 - h. Vertical and/or shake siding details
 - i. A combination of at least 2 of the permitted materials in Section VIII(B)(6)(a)
 - j. Other details as approved on the Final Development Plan
 - c. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to, directly across the street from, or diagonally across the street from each other. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial".
 - d. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
 - e. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
 - f. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
 - g. Garages. All homes shall have, at minimum, a two- car garage.
 - h. Foundations. Unless otherwise waived as part of the Final Development Plan, exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the

Chief Building and Zoning Official. Materials shall be installed per the residential building code.

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-41-20
1st Reading: 08/17/20
Public Notice: 08/18/20
2nd Reading: 09/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-20

AN ORDINANCE FOR THE REZONING OF 32+ ACRES LOCATED WEST OF HOOVER ROAD AND NORTH OF S.R.665 FROM SD-1 TO PUD-R & PUD-C WITH TEXT

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

WHEREAS, the Planning Commission approved the rezoning on August 04, 2020, with the following stipulations:

1. References to the Grove City Summit Apartments pond and the pond in the northwest corner of Quail Creek Blvd. and Hoover Road shall be removed from the Zoning Text; and
2. Setbacks for parking and drive aisles in Subarea A shall be removed from the Zoning Text and a Note be added that they will be shown on the Development Plan; and
3. Setbacks between the buildings in Subarea B shall be added to the Zoning Text; and
4. Subarea B1, B2.1, B2.2 and B.23 shall be condensed into Subarea B on the Subarea map; and
5. References to Subarea B2 and a potential development agreement shall be removed from the Zoning Text; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from SD-1 to PUD-R & PUD-C with text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1434 *and being all of a 29.696 acre tract conveyed to The Buckeye Ranch Foundation, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

C-41-20
Exhibit A

Patridge
Surveying LLC

LEGAL DESCRIPTION OF 32.019 ACRES FOR ZONING PURPOSES ONLY

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 1434, and being all of a 29.696 acre tract (Parcel II) conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228741 (Par. No. 040-008056) and in part of an original 85.5735 acre tract (Parcel I) conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974) and being more particularly described as follows:

Beginning in the centerline of Hoover Road at FCGS 0024 RESET monument found marking the northeast corner of said 29.696 acre tract (Parcel II) also being the southeast corner of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974);

Thence **South 02°55'35" West 472.33 feet**, in the centerline of Hoover Road and the east line of said 29.696 acre tract, to a railroad spike found, making the northeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09;

Thence **North 87°04'25" West 40.00 feet**, across said 29.696 acre tract and being in the north line of said 0.221 acre tract, to a point;

Thence **South 02°55'35" West 150.00 feet**, across said 29.696 acre tract and being in the west line of said 0.221 acre tract, a point of curvature;

Thence along the arc of a curve to the right which has a radius of 1392.40 feet, an arc length of 89.05 feet, and a delta of 03°39'45", and a chord bearing of **South 04°45'18" West** and a chord distance of **88.99 feet**, to a point in the south line of said 29.696 acre tract and being the northeast corner of Lot 3 Buckeyegrove Shopping Center as delineated and recorded in Plat Book 90, Page 36, and being the northeast corner of a 16.110 acre tract conveyed to the Kroger Company by deed of record in Inst. No. 201212210197648, said iron pin being North 87°17'41" West 42.84 feet from a railroad spike found in the centerline of Hoover Road at the original southeast corner of said 29.696 acre tract, now being the southeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09 and the north line of said Buckeyegrove Shopping Center;

Thence **North 87°17'41" West 1765.74 feet**, in the south line of said 29.696 acre tract and in the north line of 16.110 acre tract and the north line of a 22.40 acre tract conveyed to GC Summit Partners LLC in Instrument No. 201308060133655, to a point; at the southwest corner of said 29.696 acre tract and the northwest corner of said 22.4 acre tract and being the east line of Lot 3 in the Gateway Business Park as delineated and recorded in Plat Book 86, page 4;

Thence **North 01°18'33" East 713.79 feet**, in the west line of said 29.696 acre tract and in the east line of said Lot 3 to a point marking the northwest corner of said 29.696 acre tract and being in the south line of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974);

Thence **South 87°13'01" East 1417.78 feet**, in the north line of said 29.696 acre tract and the south line of said original 85.5735 acre tract to a point

Thence the following two courses across said original 85.5735 acre tract:

North 02°43'51" East 265.00 feet, to a point;

South 87°13'01" East 410.94 feet, to a point in the centerline of Hoover Road and being in the east line of said 89.5735 acre tract (passing an iron pin set at 370.94 feet);

Thence **South 02°43'51" West 265.00 feet**, in the centerline of Hoover Road and the east line of said original 89.5735 acre tract, to the **Place of Beginning**, containing **32.019 acres** more or less.
This description is to be used to for zoning purposes only and cannot be used to transfer the above described 32.019 acres.

Basis of bearings from, GPS observation, NAD 83 (1986 Adj.) Ohio south zone, based on the south line of said 29.696 acre tract being North 87° 17' 41" West.

The above described description was done by Robert T. Patridge Jr. P.S. 7462, in April, 2019.
All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.

C-41-20

ZONING PLAT

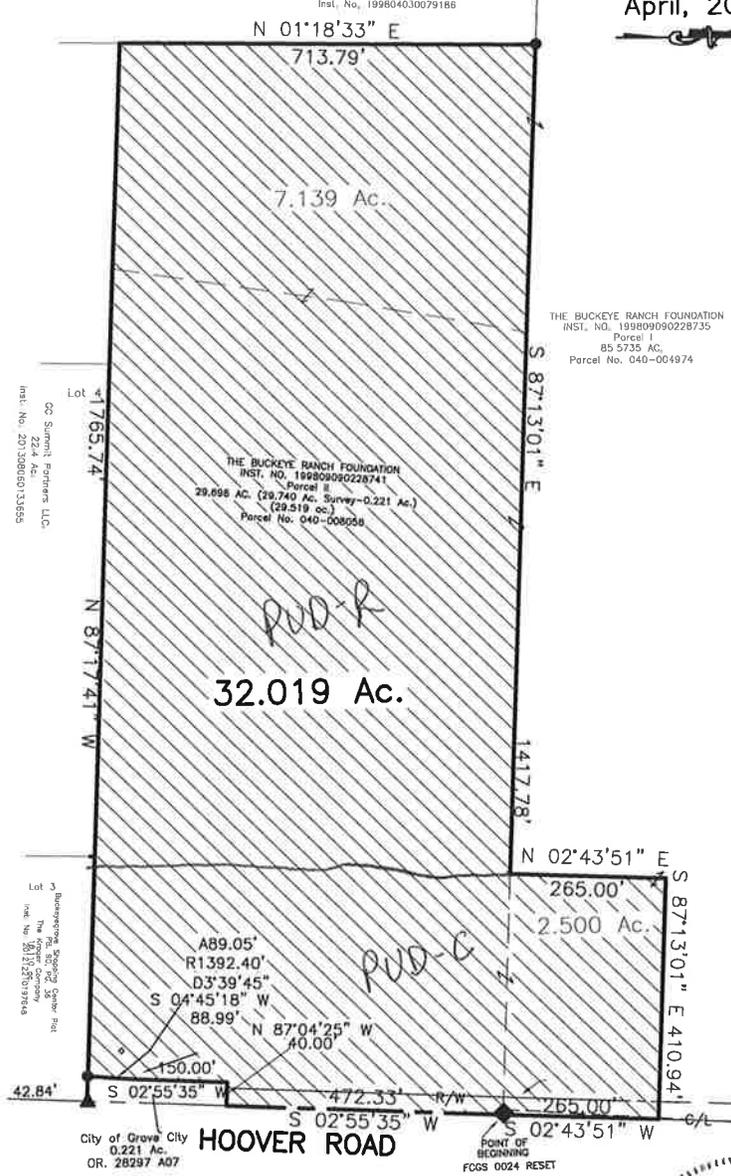
Buckeye Boys Ranch Property for Zoning purposes only,
Being a 32.0190 acres, all of an original 29.696 acre tract
& in part of an original 85.5735 acre tract in part of an
85.5735 acre tract, in V.M.S. Survey No. 1434 located in
City of Grove City, County of Franklin,
State of Ohio,

Basis of bearings from NAD83
(1986 adj) Ohio south zone on the
south line of said 29.696 acre
tract being N 87° 17' 41" W.

Gateway Business Park
Lot 3 PB, 86, PG, 4
Quality Bakery Co.,
Inst. No. 199804030079186



Scale 1" = 250'
April, 2019



THE BUCKEYE RANCH FOUNDATION
INST. NO. 199809090228735
Parcel 1
85.5735 AC.
Parcel No. 040-004974

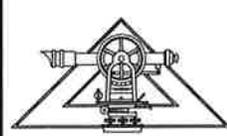
THE BUCKEYE RANCH FOUNDATION
INST. NO. 199809090228741
Parcel 2
29.696 AC. (29.740 Ac. Survey-0.221 Ac.)
(29.519 ac.)
Parcel No. 040-008958

Lot 1
CC Summit Partners LLC
224 Ac.
Inst. No. 20130806013655

Lot 3
Blossomington Spacing Group, Inc.
The 180.352 Ac. 288
Inst. No. 199701280139288

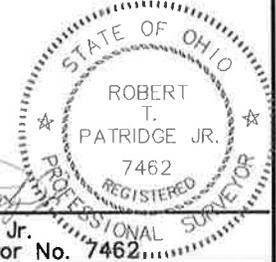
City of Grove City
0.221 Ac.
OR. 28297 A07
HOOVER ROAD

POINT OF BEGINNING
FCOS 0024 RESET



PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

Robert T. Patridge Jr.
Robert T. Patridge Jr.
Professional Surveyor No. 7462



SITE DATA:

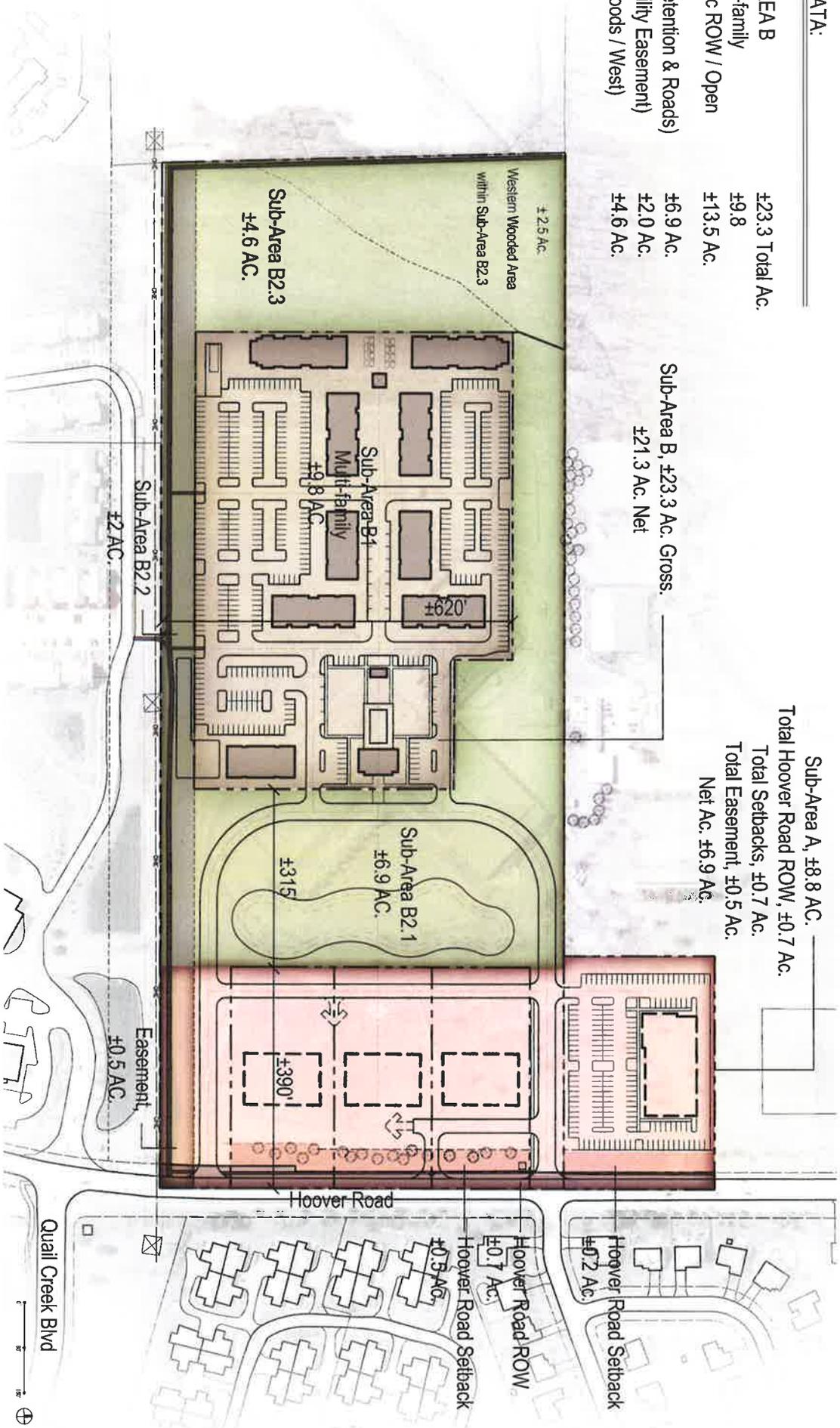
SUB-AREA B	±23.3 Total Ac.
B1 Multi-family	±9.8
B2 Public ROW / Open	±13.5 Ac.
B2.1 (Detention & Roads)	±6.9 Ac.
B2.2 (Utility Easement)	±2.0 Ac.
B2.3 (Woods / West)	±4.6 Ac.

Sub-Area B, ±23.3 Ac. Gross.

±21.3 Ac. Net

Sub-Area A, ±8.8 Ac. _____
 Total Hoover Road ROW, ±0.7 Ac.

Total Setbacks, ±0.7 Ac.
 Total Easement, ±0.5 Ac.
 Net Ac. ±6.9 Ac.



WILLS CREEK

BLUEGRASS PARK

Sub Area Plan
 Grove City, Ohio - 21 July 2020

meyers+associates



C-41-20
ZONING TEXT

Received by
City of Grove City
07-31-20

Grove City, Ohio

DATE SUBMITTED: May 29, 2019
AS REVISED: April 1, 2020
AS REVISED: June 23, 2020
AS REVISED: July 20, 2020
AS REVISED: July 31, 2020

CURRENT ZONING: SD-1, EDUCATIONAL

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)
PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Property Owner: Buckeye Ranch Holdings, LLC
c/o Jim Schrim
580 North Fourth Street, Suite 120-B
Columbus, Ohio 43215

Applicant: BBR Ventures, LLC
c/o Jim Schrim
580 North Fourth Street, Suite 120-B
Columbus, Ohio 43215

Authorized Representative: Donald T. Plank
Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

I. PROPERTY

The property (“Property”) consists of approximately 32.019 acres owned by The Buckeye Ranch Holdings LLC (the “Applicant”) and is located west of Hoover Road, east of I-71, and north of London-Groveport Road, as further described by the legal description which accompanies this zoning text (“Zoning Text”) and as generally depicted on the Bluegrass Park Subarea Plan dated July 21, 2020 (the “Subarea Plan”).

II. INTRODUCTION

The Applicant proposes to re-zone the Property to PUD-C and PUD-R. The Property is divided into two (2) subareas, as depicted on the Subarea Plan. The intended character of the development is to create an integrated transition between the mix of land uses including commercial shopping center and multi-family to the south, single and multi-family residential to the east, and medical campus to the north and industrial to the west. Subarea A is located along the Property’s Hoover Road frontage and consists of approximately 8.84 acres. Subarea B consisting of approximately 23.39 acres is divided into two areas, B₁ and B₂. The purpose of the two (2) sub-Subareas, as part of Subarea B, is to accommodate the City’s desire to maintain a corridor for the possible future extension of a roadway through the Property as set forth in the project narrative, submitted as part of the zoning application.

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the “Code”) shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (the “Council”) through the Development Plan.
- B. For the purposes of this Zoning Text, the terms and words contained within shall carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word “shall” is intended to be mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied”. In case of any conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council as part of the Development Plan approval.
- E. Deviations from the standards and requirements set forth herein as well as the Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by Council through the Development Plan, provided that requested deviations are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between the uses within or proximity of the Property.

- F. The Development Department shall make the determination whether a design or development standard change or modification is “substantial,” requiring a filing of an application for a modification to the approved Development Plan.

IV. GENERAL DEVELOPMENT STANDARDS

- A. This section shall apply to both Subareas A and B.
- B. Roadways(s): A traffic impact study, dated May 21, 2019, was prepared and delivered to the City (the “Traffic Study”). The Traffic Study addressed the three (3) curb cuts to Hoover Road from the Property set forth in this Section IV(B). Roadways serving the Property shall be both public and private roadways.
 - a. Public Roadway(s) – means those roadways to be dedicated to the City for public use and maintenance, and located as generally depicted on the Subarea Plan. The Public Roadway design shall be determined on the Development Plan.
 - b. Private Roadway(s) – means those roadways that are to provide access to development sites on the Property but are not to be dedicated to the City for public use. Private Roadways shall be located as generally depicted on the Subarea Plan. Private Roadway design shall be determined on the Development Plan.
 - c. Additional Access: In addition to the access created by the extension of Birch Bark Trail, a second full service access point shall be located south of the southernmost out parcel of Subarea A and north of the overhead utility easement boundary and a single right-in/right-out access point along the Hoover Road frontage between the two full service access points at a location reasonably approved by the City Engineer.
 - d. Roadways shall be designed to provide adequate circulation to accommodate fire apparatus vehicles in accordance with the Ohio Fire Code.
- C. Pedestrian Mobility: Sidewalks shall be provided on both sides of Public Roadways and on one side of Private Roadways, except as otherwise determined on the Development Plan, and shall be integrated into the Property in a manner that gives high priority to pedestrian mobility. Bike paths may replace sidewalks on Private Roadways and on one (1) side of the Public Roadways where indicated on the Development Plan. A bike path running north to south along the regional basin may replace the obligation of a sidewalk or bike path along the adjacent Roadway.
 - a. Sidewalks shall be constructed of concrete and be a minimum of at least five (5) feet in width.
 - b. Bike paths shall be constructed of asphalt and be a minimum of at least eight (8) feet in width.
 - c. Crosswalks utilizing a stamped brick design shall be installed on the Property at each Public Roadway intersection with a Private Roadway or other Public Roadway as approved as part of the Development Plan.
- D. Hoover Road Tree Preservation Area:
 - a. Existing trees along the frontage of Hoover Road shall be retained to the fullest extent possible to preserve the existing aesthetic views along the Hoover Road. Applicant shall

use its best efforts to design utilities around the existing trees, where feasible. The preservation area is to extend forty-five (45) feet from the back of the curb (of Hoover Road at its current location) (the "Hoover Road Tree Corridor").

- b. In the event the City's Urban Forester determines a tree within the Hoover Road Tree Corridor is diseased, damaged, or dies as the result of construction activity on the Property, the tree shall be replaced with the same species of tree with a minimum of 4" caliper.
- c. During any construction activities adjacent to the Hoover Road Tree Corridor, this tree preservation area shall be clearly delineated in a visible manner to avoid root damage.

E. Landscaping/Entrance Features:

- a. Pond: The Property's regional basin shall be landscaped on each side with deciduous shade trees, ornamental trees, shrubs, perennials, and ornamental grasses. The regional basin shall be designed with elements needed for shoreline protection including a wetland shelf, stone outcroppings, stone slabs and other features. The regional basin shall be of equal design and aesthetic quality as the pond located at the northwest corner of Quail Creek Boulevard and Hoover Road and the existing retention basin for the adjacent multi-family project, The Summit at Grove City. An eight (8) foot wide bike path shall go along one side of the pond and provide connection with the adjacent sidewalk or bike path. The landscaping and design of the pond shall be approved as part of the Development Plan.
- b. Black, four-rail wood fencing shall be utilized at Hoover Road and along one side of each entry road from Hoover Road to the western edge of Subarea A, as shown on the Development Plan.
- c. One entrance feature into the Property – at the Birch Bark Trail Extension access point from Hoover Road – shall be equestrian themed. Entrance features at the other access points from Hoover Road may include black, four-rail wood fencing, monuments related to the historical nature of the Property, and other design elements.
- d. Entry/monument signs: Entry/monument signs and entrance features shall be set in irrigated landscaped areas at locations approved on the Development Plan. Signage shall be comprised of the same or comparable materials of the nearest principal building nearest to the signage location on the Property and the architecture of buildings in Subarea B. The entrance features' architectural theme and signage shall bear a connection to the Property's former use as an equestrian facility, but shall more prominently relate to today's modern day farmhouse/bluegrass architectural design. Entrance features in Subarea A or along Hoover Road may display signage for uses in Subarea B.

V. SUBAREA A USE REGULATIONS AND DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Business, professional, medical, financial, real estate, and/or administrative offices and services, and professional associations, including buildings with multiple tenants.
- b. Daycare.
- c. General retail uses, including a coffee shop, not to exceed a maximum gross square footage of 5,000 s.f.

- d. Drive-thru uses shall be limited to banks, financial uses, and a coffee shop. Drive-thrus and outdoor seating shall be permitted in association with uses permitted in the subarea and will not require additional approvals through Planning Commission and Council provided that they meet all requirements of this Zoning Text. Plans showing specific details as to the operation of a drive-thru or outdoor seating area, including but not limited to vehicle stacking for drive-thrus and seating configuration and appropriate safety precautions when adjacent to vehicular areas for outdoor seating shall be included as part of the Development Plan.
 - e. A maximum of two (2) off-premise graphics located at each of the full service access points from Hoover Road identifying the uses permitted in Subarea B shall be permitted.
 - f. A structure to house and/or enclose above ground utilities or support functions (the "Utility Building") for the operations of the improvements within Subarea B may be constructed in Subarea A at the southernmost full service access point. The Utility Building may be no larger than ten (10) feet by eighteen (18) feet in size and be no more than fourteen (14) feet high. The Utility Building may also be used for one of the two permitted off-premise graphics, branding, and directional signage for the uses developed within Subarea B. The minimum building setback for the Utility Building shall be thirty (30) feet from the existing curb of the Hoover Road right-of-way. The architecture of Utility Building shall be the same, or substantially similar, as the principal buildings nearest the Utility Building and the principal buildings in Subarea B and will be shown as part of the Development Plan.
 - g. Other uses as approved by Council.
- B. General Development Standards:
- a. Access.
 - i. In addition to the three (3) Hoover Road curb cuts, access to that portion of Subarea A, south of the Public Roadway (the "Birch Bark Trail Extension"), shall be through a private drive along the west side of Subarea A (the "N/S Drive"), connecting the Public Roadway and the southern east/west Private Roadway (the "E/W Drive"). This N/S Drive shall be approximately three hundred fifty (350) feet from Hoover Road and shall be at least twenty-four (24) feet in width.
 - ii. An entrance to the proposed northernmost portion of Subarea A shall be from the Public Roadway and be lined up with the N/S Drive.
 - iii. Access drives/drive aisles into each individual site in Subarea A shall be spaced a minimum of 100 feet from each other and the nearest intersection. Connectivity of drive aisles throughout the sites shall be encouraged.
 - iv. All two-way drive aisles shall be at least twenty-two (22) feet in width. All one-way drive aisles shall utilize either angled or parallel parking and be at least fourteen (14) feet in width.
 - v. All drive-thrus shall have two lanes, one for vehicles waiting for orders and a second adjacent by-pass lane. Each lane shall be at least eleven (11) feet in width. Drive-thru lanes shall primarily be located to the side or rear of the building and not between the building and Hoover Road.

- vi. Sidewalks at least five (5) feet in width and/or bike paths at least eight (8) feet in width shall be provided on Private Roadways per Section IV(C) herein.
- vii. Where appropriate, sidewalks at least five (5) feet in width shall be utilized throughout Subarea A to connect buildings, parking lots, and adjacent sidewalks.

b. Setbacks.

Property Line	Building	Parking & Drive Aisle
North	15'	5'
Along the Birch Bark Trail Extension	25'	5'
West	25'	5'
East (Along Public Right-of-Way of Hoover Road)	40'	10'
South	25'	10'

c. Parking Requirements.

- i. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, except that ten percent (10%) of such parking spaces may be compact spaces with dimensions of eight (8) by seventeen (17) feet.
- ii. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of building area, except for a daycare use which shall have a minimum of one (1) parking space for every four hundred (400) square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. All loading areas and delivery doors shall be at the rear of side of buildings and screened with wingwalls matching the primary materials utilized on the building when visible from a Public Roadway.
- iv. All parking lot striping and pavement markings shall be white in color. Except for the southernmost outparcel in Subarea A, which may have unrestricted parking along its Hoover Road frontage, a single, double-loaded parking aisle may be located in the front of buildings along Hoover Road. All other parking shall be located at the side or rear of the building.

d. Screening.

- i. Service courts, waste and refuse areas, and ground-mounted mechanical and electrical equipment shall be screened from view from all public streets in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas, and such screening materials shall match or be complementary to the associated principal building exterior.
- ii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around

the top of the building or through the use of decorative louvers. Screening design and material shall be architecturally compatible with the remainder of the associated principal building.

e. Landscaping.

- i. In the area along Hoover Road north of the Birch Bark Trail Extension, landscape screening shall be installed along Hoover Road consisting of at least eight (8), 4" minimum caliper trees. If feasible, replanted existing oak and/or western cedars currently located on the Property will be used to satisfy this requirement.
- ii. Landscape screening shall be installed along the north property line and west property line of Subarea A in the area immediately north of the Public Roadway. Screening shall be in the form of the following: (i) A continuous 50% landscape hedge, or (ii) the installation of at least eight (8) trees along the western property line (if feasible, replanted existing western cedars currently located on the Property may be used). In any screening option, a perimeter property line five (5) foot opaque fence shall be installed behind the elected screening. Landscape screening consisting of ten (10) 18" height ornamental shrubs centered along the forty (40) lineal feet of property line along the western property line of Subarea A in the area immediately north of the Birch Bark Trail Extension shall also be installed.
- iii. Parking areas adjacent to the Birch Park Trail Extension and along the N/S Drive and the E/W Drive shall be screened with a continuous three (3) foot evergreen hedge.
- iv. New trees shall be installed for every forty (40) lineal feet of building perimeter, or fraction thereof, and set in landscape beds, in accordance with Section 1136.09(a)(3) of the Code.
- v. Peninsulas, islands, aisle end islands, and planting areas within interior vehicular use areas shall comply with the requirements of Section 1136.06(d) of the Code.
- vi. Monument signs and restaurant menu boards shall be set in landscaped areas and are to contain shrubs, ground cover, or other ornamental plantings. The average initial height of these plantings is to be 24" minimum at 5' maximum spacing.
- vii. Outdoor seating areas shall be enclosed with decorative, metal fencing. Any area of the outdoor seating area that is adjacent to a vehicular area, shall be protected with black safety bollards with decorative caps spaced no more than four (4) feet apart. Landscaping within curbed areas or decorative planters shall be utilized within the seating area and/or around the perimeter to provide visual separation from vehicular areas. Walls, pergolas, or roofs over an outdoor seating area may be considered if they are determined to be a compatible design and appropriate with building architecture and site layout.

f. Architecture.

- i. The maximum permitted building height shall be fifty-five (55) feet from grade to the top of the roofline.
- ii. Buildings over 11,000 s.f. shall have no less than 55% of their surface area (excluding windows and glass) finished in brick, brick veneer, stone, cultured stone, or stone veneer. Clear window glass on doors, windows, porticos, and other architectural

- elements shall be encouraged to break up the mass of the building, unless other architectural features are more architecturally appropriate and energy efficient.
- iii. Buildings under 11,000 s.f. shall have no less than 33% of their surface area (excluding windows and glass) finished primarily in brick, brick veneer, stone, cultured stone, or stone veneer. Clear window glass on doors, windows, porticos, and other architectural elements shall be encouraged to break up the mass of the building, unless other architectural features are more architecturally appropriate and energy efficient.
 - iv. Accessory and service structures, including dumpster enclosures, shall be finished in matching brick or masonry or stone as utilized on the principal building.
- g. **Signage.** Signage, including the off-premises graphics, shall be approved as part of the Development Plan.
- i. Each outparcel south of Birch Bark Trail shall be permitted one (1) shared monument sign. This sign shall have a maximum height of twelve (12) feet and a cabinet a maximum of 100 square feet in size. This sign shall meet all other requirements of Chapter 1145. The outparcels located to the north of Birch Bark Trail shall be permitted one (1) monument sign and meet the requirements of Chapter 1145. All monument signs shall use the same or substantially similar materials for the base of the sign as that of the principal building nearest to the monument sign location.
 - ii. Each building is permitted wall signs with one square foot of wall signage per lineal foot of building frontage along a Public Roadway(s) or Private Roadway, including the frontage along the shared rear access drive, but excluding drive aisles on the outparcels. A maximum of two hundred (200) square feet per building shall be permitted.
 - iii. The coffee shop menu board associated with an appropriately designed drive-thru shall be finished with materials that match or complement the associated principal building. The coffee shop menu board or order kiosk shall be located to the side or rear of the associated principal building. Menu boards shall be appropriately scaled to be compatible with the scale of the building and layout of the site.
 - iv. Parking and directional signage shall have a black backing and be attached to a black pole.
- h. **Lighting.**
- i. All vehicular and paved pedestrian areas shall be lit to at least 0.5 footcandles.
 - ii. Lighting fixtures shall be black, down cast LED utilizing a style similar to that of the nearby medical offices including the Grove City Mount Carmel Hospital or as otherwise approved as part of the Development Plan.

VI. SUBAREA B USE REGULATIONS AND DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Multi-family dwellings.

- b. Private support facilities and accessory uses such as leasing office, clubhouse, pool, fitness facilities, indoor and outdoor activity areas and amenities for the use by residents and their guests.
- c. Assisted living facility.
- d. Other uses as approved by Council.

B. Subarea B General Development Standards:

a. Access.

- i. Private internal drives and drive aisles providing access to the buildings and parking areas shall be privately owned and maintained with a minimum pavement width of twenty-two (22) feet. Private Roadways restricted to one directional traffic flow shall have a minimum pavement width of fourteen (14) feet.
- ii. Two (2) internal drives/drive aisles shall be permitted into Subarea B from the main Public Roadway(s) or Private Roadways.
- iii. Sidewalks at least five (5) feet in width along the perimeter of development and four feet (4') in width internal to the development and/or bike paths at least eight (8) feet in width shall be provided per Section IV(C) herein.
- iv. Where appropriate, sidewalks at least five (5) feet in width shall be utilized throughout Subarea B to connect pedestrians with the building, parking lot, and adjacent sidewalks.
- v. Crosswalks utilizing a stamped brick design shall be installed along the entrances to Subarea B (from Subarea A).

- b. Density. Subject to Article VI, Section C herein, within Subarea B three hundred eighty-four (384) multi-family dwelling units shall be permitted which, at the Applicant's election, may include up to one hundred and twenty (120) senior housing dwelling units (approximately eighteen (18) dwelling units per acre). If the City acquires Subarea B₂ from the Applicant to facilitate the future extension of Quail Creek Boulevard, the number of multi-family dwelling units permitted in Subarea B₁ shall be reduced to two hundred forty (240) (approximately 24.5 dwelling units per acre).

c. Setbacks.

Property Line	Building	Parking & Drive Aisle
North	8'*	10'
South	25'	10'
West (from adjacent property)	10'	10'

*Accessory structures as defined herein under Section VI(B)(g)(v)(c) shall be setback 5' from the north property line.

d. Minimum Off-Street Parking Space Requirements.

- i. Multi-family Parking (and Senior Independent Housing Parking): Parking shall be provided at one (1) parking space per bedroom for one (1) and two (2) bedroom units

and two (2) parking spaces for three (3) bedroom units. Senior independent housing parking requirements shall be at a rate of 0.5 parking spaces per bedroom. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, except that ten percent (10%) of such parking spaces may be compact spaces with dimensions of eight (8) by seventeen (17) feet.

- ii. Assisted Living Facility Parking: 0.5 parking spaces shall be required per bedroom, plus one space for each employee during peak shift.
- iii. All parking spaces and pavement markings shall be white in color.
- e. Common Open Space. Open Space will be depicted on, and approved as, part of the Development Plan for the Subarea. Applicant will cluster buildings and units to create open space and outdoor amenities and to encourage internal pedestrian connectivity. Connectivity will be provided to the existing multi-use path and sidewalk along Hoover Road and to the existing multi-use path along the south boundary line of the Subarea.
- f. Landscaping. In order to maintain a desirable connection to the multi-family development to the south of the Property, the landscaping requirements for Subarea B shall be equal to the landscaping actually installed within that adjacent multi-family development.
 - i. The lesser of: one (1) tree for every fifty (50) lineal feet of frontage within the public right-of-way shall be installed; or, at a spacing equal to that of the existing multi-family project to the south of the Property.
 - ii. New trees shall be installed in accordance with Section 1136.09(a)(1), subject to a tree survey/inventory provided by the Applicant and credits obtained for preservation of existing trees and wooded areas under Section 1136.10 of the Code, further subject to Section VI(B)(f)(vii) herein.
 - iii. Shrubs, ground cover, or other ornamental plantings shall be provided in landscaping beds around the buildings. The average initial height of these plantings is to be 24" minimum.
 - iv. Portions of parking lots that are adjacent to any Public Roadway shall be screened with a continuous, three (3) foot tall, evergreen hedge pursuant to Section 1136.06(a)(2).
 - v. Peninsulas, islands, aisle end islands, and planting areas within interior vehicular use areas shall comply with the requirements of Section 1136.06(d) of the Code.
 - vi. Green space may be installed and shall be permitted to include amenities such as a dog park, community gardens, and pond in Subarea B₂ shall to enhance the existing bike path and provide a buffer between the Property and the property to the south.
 - vii. If the 2.5 acre, western wooded portion of Subarea B₂ is preserved as parkland owned by either Applicant or the City, the tree per unit landscape requirements for Subarea B under Section VI(B)(f)(ii) herein shall be reduced by 50%.
 - viii. A five (5) foot high opaque fence shall be constructed along the north property line of Subarea B and maintained as long as the Buckeye Ranch remains in operation.
 - ix. All service structures shall be landscaped per Section 1136.08.

g. Building Design and/or Exterior Treatment.

- i. The maximum permitted building height shall be fifty-five (55) feet from grade to the top of the roofline.
- ii. Cluster Box Units (CBUs) or mailboxes if located outside shall be black and set in a centralized location or locations unless otherwise required by the USPS and set in landscaped beds.
- iii. The dog park shall be enclosed with a black, four-rail fence. Materials such as chicken wire or similar materials may be used on the inside of the fence to provide additional safety and security.
- iv. The pool, if applicable, shall be enclosed with a decorative, black (or other color approved by the Development Department) metal fence.
- v. Architecture:
 - a) Roof: The main architectural roof on the building shall have a minimum 6:12 pitch, unless the buildings are of contemporary or modern architecture in which case they shall have a minimum of a 4:12 pitch. Roof accents shall have roof pitches ranging from 4:12 to 12:12. Buildings with a contemporary or modern architecture may also have flat roofs.
 - b) The building shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings, open breezeways and stairs, or similar elements to break up the building mass.
 - c) Accessory structures including maintenance structures, garages, carports, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as the primary building.
- vi. Building Materials:
 - a) Smart wood, wood, brick, brick veneer, stone, stone veneer, fibrous cement siding (with wood board appearance or smooth appearance for buildings of contemporary design), stucco, and vinyl siding products are the permitted finish building materials.
 - b) All finished materials shall be low-gloss, and the use of high-chroma colors is prohibited.
 - c) Vinyl: Shall be a minimum of 0.044" thickness, insulated, and applied over a minimum of 7/16" sheathing. All vinyl elevations shall have a minimum 4" side frieze or fascia boards, except for modern building architectural styles, which may have less than a 4" side frieze or fascia boards.
 - d) Stucco: Includes material such as E.I.F.S, when resulting in a true stucco appearance.
 - e) Shingles: Pitched roofs shall be finished in dimensional asphalt shingles.

h. Signage.

- i. A front monument sign, which shall be permitted at the main entrance of the community, shall have a base matching the materials used on the nearest building to the monument sign and shall comply with the requirements of Chapter 1145 of the Code.
 - ii. Parking and directional signage shall have a black backing and be attached to a black pole (or other color) as approved by the Development Department.
- i. Lighting.
- i. Lighting fixtures shall be black, down cast LED utilizing a style similar to that of the nearby medical offices including the Grove City Mount Carmel Hospital or as otherwise approved on the Development Plan.
 - ii. All vehicular and paved pedestrian areas shall be lit to at least 0.5 footcandles on non-residential sites or otherwise approved by staff in the Development Department.
- C. SUBAREA B₂: Subarea B₂ will be the subject of a separate development agreement between the Applicant and the City. The development agreement shall address the City's acquisition of all or a portion of Subarea B₂ for the extension of Quail Creek Boulevard including the reduction in the number of multi-family dwelling units and loss of developable acreage in Subarea B resulting from the City's acquisition.

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-42-20
1st Reading: 08/17/20
Public Notice: 8/18/20
2nd Reading: 09/07/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-42-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR PARK SQUARE LOCATED AT 2040-2140 STRINGTOWN ROAD

WHEREAS, Park Square, applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window for Hoagie City located at 2040 - 2140 Stringtown Road; and

WHEREAS, on August 04, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. Poles for proposed signage associated with the Drive-thru shall be black to match proposed fencing and bollards; and
2. The applicant shall work with Staff to determine an appropriate width of the landscape median in order to increase the width of the drive lanes to the east of the median.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Park Square for Hoagie City, located at 2040 - 2140 Stringtown Road, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

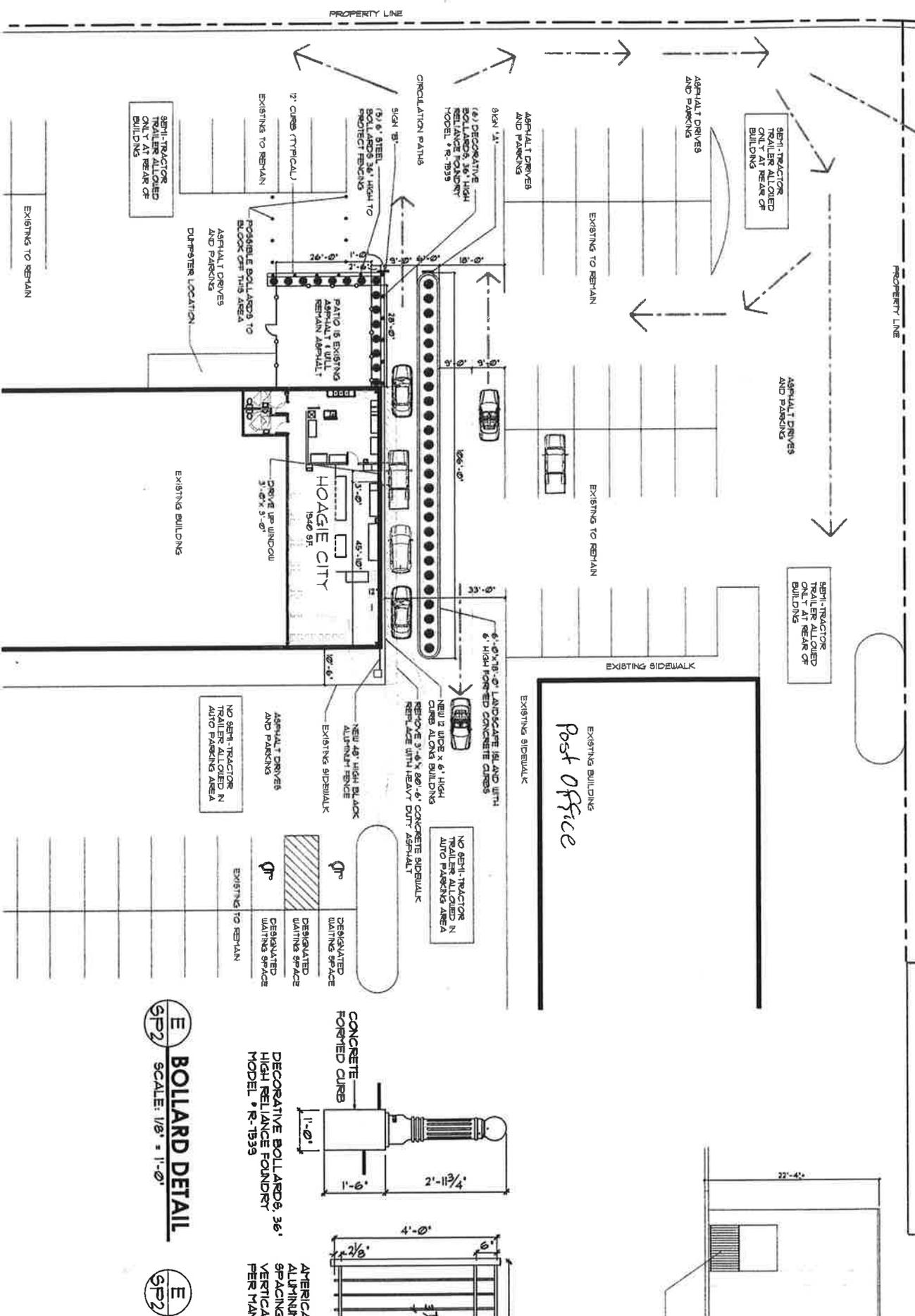
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



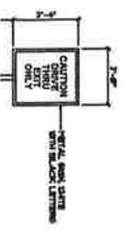
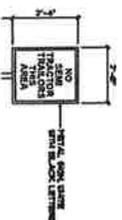
A DRIVE UP EXHIBIT
 SP2 SCALE: 1/8" = 1'-0"



4 INCHES
 HARDWOOD MILCH

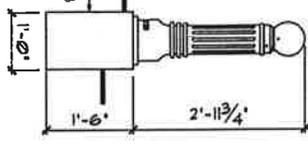
NOTES:

1. ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF ALL STANDARDS FOR NURSERY STOCK AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

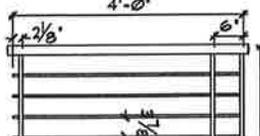


E BOLLARD DETAIL
 SP2 SCALE: 1/8" = 1'-0"

DECORATIVE BOLLARDS, 36" HIGH RELIANCE FOUNDRY MODEL # R-1939



AMERICAN ALUMINUM SPACING PER MANU



Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-43-20
1st Reading: 08/17/20
Public Notice: 8/18/20
2nd Reading: 09/07/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-43-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR PARK SQUARE LOCATED AT 2040-2140 STRINGTOWN ROAD

WHEREAS, Park Square, applicant, has submitted a request for a Special Use Permit for Outdoor Seating for Hoagie City located at 2040 - 2140 Stringtown Road; and

WHEREAS, on August 04, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. Furniture within the seating area shall be decorative and black in finish; and
2. Any umbrellas within the seating area shall not include any text or logos; and
3. Bollards shall continue around the entire outdoor seating area.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)As is hereby issued to Park Square for Hoagie City, located at 2040 - 2140 Stringtown Road, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-44-20
1st Reading: 08/17/20
Public Notice: 8/18/20
2nd Reading: 09/07/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR WASH FOR CARWASH USA EXPRESS LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, Carwash USA Express, applicant, has submitted a request for a Special Use Permit for a Car Wash located at 2607 London-Groveport Road; and

WHEREAS, on August 04, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Ai is hereby issued to Carwash USA Express, located at 2607 London-Groveport Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-27-20
1st Reading: 08/17/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-27-20

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR CARWASH USA EXPRESS LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, on August 04, 2020, the Planning Commission recommended approval of the Development Plan for Carwash USA Express, with the following stipulations:

1. Signage is not approved with this application and shall be reviewed for compliance with Chapter 1145 through the Building Division's sign permit application; and
2. The applicant shall work with the Development Department staff to determine appropriate striping on the shared access drive to minimize traffic conflicts with the Huntington Bank site and any future development on the site.

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

SECTION 1. This Council hereby approves the Development Plan for Carwash USA Express located at 2607 London-Groveport Road, contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1109.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : CR-28-20
1st Reading: 08/17/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-28-20

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR 3506-3510 PARK STREET ACCESSORY STRUCTURE

WHEREAS, on August 04, 2020, the Planning Commission recommended approval of the preliminary development plan for an accessory structure located at 3506-3510 Park Street, 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 an accessory structure located at 3506-3510 Park Street, as submitted.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/27/20
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No. : C-38-20
1st Reading: 08/03/20
Public Notice: 08/04/20
2nd Reading: 08/17/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-38-20

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO UTILIZE THE BRIDGE INSPECTION PROGRAM

WHEREAS, the City of Grove City has determined the need for the described project:

Bridge Inspection Program Services, including, but not limited to bridge load rating calculations, scour assessments, bridge inspections, and fracture critical plan development.

WHEREAS, the City would like to participate in the Ohio Department of Transportation Bridge Inspection Program.

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

SECTION 1. Being in the public interest, the City of Grove City gives consent to the Director of Transportation to participate in the Ohio Department of Transportation Bridge Inspection Program.

SECTION 2. The City of Grove City shall cooperate with the Director of Transportation in the above described project as follows:

The State shall assume and bear 100% of all of the cost for Bridge Inspection Program Services requested by the City and agreed to by the State. Eligible Bridge Inspection Services are described in the Consultant's Scope of Services Task Order Contract (Exhibit A).

The City of Grove City agrees to pay 100% of the cost of those features which are not included in Exhibit A.

SECTION 3. The City of Grove City agrees that all right-of-way required for the described project will be made available in accordance with current State and Federal regulations.

SECTION 4. The City Administrator is hereby empowered on behalf of the City of Grove City to execute necessary contracts with the Director of Transportation which is necessary to participate in the Ohio Department of Transportation Bridge Inspection Program.

SECTION 5. This Ordinance shall take effect at the earliest opportunity allowed by law.

C-38-20
Exhibit A

Approved Final Scope of Services Minutes Date: _____

GENERAL ENGINEERING SERVICES Central Office, Office of Structural Engineering Scope of Services

The CONSULTANT may be required to perform the following services on a task order type basis for bridges designated by regulation or by agreement as City or Village inspection responsibility. Tasks which may include but are not limited to the following:

Task 1 - Scour Tasks

- Task 1A - Scour Critical Assessment
- Task 1B - Scour Plan-of-Action
- Task 1C – Scour Analysis

Task 2 - Load Rating Tasks

- Task 2A - Field Measurements for Load Rating
- Task 2B - Load Rating Calculations

Task 3 – SMS Structure Inventory and Review

Task 4 – Inspection Procedures

- Task 4A - Fracture Critical Plan
- Task 4B – Underwater Inspection Procedures

Task 5 - Bridge Inspection

- Task 5A – Routine Bridge Inspection
- Task 5B – Fracture Critical Inspection
- Task 5C – Underwater Dive Inspection

Services shall be conducted in accordance with the following:

- ODOT Manual of Bridge Inspection, Latest Version
- ODOT SMS Bridge and Inventory Coding Guide, Latest Version
- ODOT Bridge Design Manual, Section 900), Latest Version
- Hydraulic Engineering Circulars 18, 20 and 23
- The Manual for Bridge Evaluation, Second Edition 2013 interim with revisions, AASHTO

Publication

- Bridge Inspector's Reference Manual, FHWA NHI Publication Number: 12-049,
Publication Year: 2012
- Underwater Bridge Inspection, FHWA Publication Number: FHWA NHI-10-027,
Publication Year: 2010

The CONSULTANT shall maintain a project cost accounting system that will segregate costs for individual task orders. The invoicing progress reports shall be detailed enough to show the breakdown of each assigned structure indicating the status of all subtasks. Completion of the individual subtasks is necessary for reimbursement credits.

The Department will be performing an annual Quality Assurance Review (QAR) for each selected consultant in accordance with Manual of Bridge Inspection to ensure accuracy and consistency of the inspection and documentation in SMS. This typically includes an office and field review.

The project will be divided into four (4) sub-projects (SP). A CONSULTANT will be selected for each sub-project. Municipalities opted into the previous inspection program will have the option to renew their legislation. Municipalities with population greater than 50,000 people are excluded from the program. The sub-projects have the following general geographic areas, category characteristics, and maximum contract values for the municipalities with municipal inspection responsibility obtained from SMS data as of March 2019.

Project: SP01 - District (1, 2, &3), Total Structures = 435*

Type	L ≤ 20'	20' < L ≤ 60'	60' < L ≤ 200'	L > 200'	Total
Single Span	170	158	24	0	352
Multi-Span	21	18	29	15	83
Culvert	156	45	0	0	201
Truss	0	0	2	0	2
Underwater Inspection	0	0	0	0	0
Fracture Critical Inspection	0	4	0	0	4
Load Rating**	149	75	16	10	250

* Level 1 bridge inspection structures

** Tasked as budget allows w/priority for NBI bridges

General Engineering Services Scope of Services
Central Office, Office of Structural Engineering
PID No. 109334

Project: SP02 - District (4, 11, &12), Total Structures = 270*

Type	L ≤ 20'	20' < L ≤ 60'	60' < L ≤ 200'	L > 200'	Total
Single Span	86	86	25	0	197
Multi-Span	16	14	27	16	73
Culvert	82	36	0	0	118
Truss	1	1	5	0	7
Underwater Inspection	0	0	0	1	1
Fracture Critical Inspection	0	1	5	0	6
Load Rating**	67	35	16	5	123

* Level 1 Bridge Inspection structures

** Tasked as budget allows w/priority for NBI bridges

Project: SP03 - District (5, 6, &10), Total Structures = 355*

Type	L ≤ 20'	20' < L ≤ 60'	60' < L ≤ 200'	L > 200'	Total
Single Span	132	126	29	0	287
Multi-Span	7	8	35	18	68
Culvert	108	62	4	0	174
Truss	0	0	8	0	8
Underwater Inspection	0	0	1	1	2
Fracture Critical Inspection	0	0	8	1	9
Load Rating**	141	73	20	8	242

* Level 1 bridge inspection structures

** Tasked as budget allows w/priority for NBI bridges

Project: SP04 - District (7, 8 &9), Total Structures = 426*

Type	L ≤ 20'	20' < L ≤ 60'	60' < L ≤ 200'	L > 200'	Total
Single Span	150	125	29	0	304
Multi-Span	27	42	41	12	122
Culvert	135	93	30		231
Truss	0	1	5	1	7
Underwater Inspection	0	0	1	1	2
Fracture Critical Inspection	0	2	4	1	7
Load Rating	180	81	27	2	290

* Level 1 bridge inspection structures

** Tasked as budget allows w/priority for NBI bridges

Please note that the total number of structure types is estimated based on current SMS data query, and it may be adjusted when tasks are assigned in the future.

UNDERSTANDING

1. Inspections shall be completed by firm's full-time staff prequalified with ODOT for Level 1 bridge inspection according to the Manual of Bridge Inspection.
2. Task order are intended for maintaining compliance with the FHWA 23-Mertics, Ohio Revised Code, and ODOT policy manuals. Deadlines set by the task orders shall be respected.
3. All reports and records compiled under this agreement shall become the property of the City or Village and shall be housed in the City or Village. ODOT shall receive an electronic copy of plans, analysis files, reports and other items mentioned below.
 - a) CONSULTANT shall perform all applicable updates to SMS with new or revised information for structure inventory and appraisal data, inspections, scour, fracture critical members, and load ratings.
 - b) CONSULTANT shall submit copies of all reports and calculations electronically, or in hard copies when requested, to the City or Village for inclusion in their bridge records.
 - c) This includes, as applicable, a printed copy of the inspection report, Scour Plan-of-Action, Fracture Critical Plan, load rating report, gusset plate analysis, inspection procedures, and field measurement notes, digital pictures as well as a reproducible digital data file (.pdf, .doc, .xml, and .xls formats).
4. Copies of all transmittal letters related to this Task Order shall be submitted to Central Office, Office of Structural Engineering.
 - a) When required, CONSULTANTS shall locate the original construction plans, as-built, and shop drawings from archive locations specified by the municipality and upload them onto SMS.

Services to be furnished by CONSULTANT may include:

TASK 1 - SCOUR TASKS

Task 1A – Scour Critical Susceptibility NBIS Item 113) - The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection. Deliverables include field notes, a completed Scour Critical Assessment Checklist as per Appendix I of the 2014 Manual of Bridge Inspection, and any other reference material needed for the bridge

owner to properly maintain their bridge files. Channel photos or cross sections maybe tasked under this item if assigned.

Task 1B - Scour Plan-of-Action - The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection Appendix H for the scope of this task. Deliverables include a completed Scour Plan-of-Action, field notes, calculations, and any other reference material needed by bridge owner to maintain bridge files.

TASK 2 – LOAD RATING TASKS

Task 2A - Field Measurements for Load Rating - Should no plans exist or if additional information is required, each main member shall be field measured for load rating. The condition of the member should be noted on the field documentation. All measurements shall be included in the load rating report.

Task 2B - Load Rating Calculations – A bridge carrying vehicular traffic shall be rated to determine the safe load carrying capacity. The CONSULTANT shall review existing bridge plans and inspection reports and other inspection information such as photographs and estimates of section loss for bridge members and connections. The analysis for existing structures shall be performed for AASHTO HS20-44 [MS 18] (truck, lane, & military) loading for both inventory and operating levels, and for the four Ohio Legal Loads including the special hauling vehicles (2F1, 3F1, 4F1, and 5C1, SU4, SU5, SU6, SU7, EV2, and EV3) at operating level. The CONSULTANT shall try to complete the load rating analysis utilizing BrR (Virtis) at first. Hand-calculations or Spreadsheets if BrR is not applicable. The BrR analysis file, other load rating files, and BR100 shall be included with the submittal to OSE.

The inventory and operating ratings shall be coded as per the most recent version of the ODOT Bridge Inventory Coding Guide. Update SMS Inventory with the load rating results and upload BR100 pdf file.

The electronic deliverable shall include if applicable an Excel spreadsheet or other files used for analysis for each bridge which shall include the member areas, member capacities both with and without section loss, influence lines (can be the ordinates or graph of the lines), dead loads and dead load stresses in members, live loads and live load stresses in members for all truck loadings and the load ratings of the members. Truck loadings to be used for the ratings are specified in BDM Section 900.

The Load Rating Report shall be prepared by a registered or non-registered engineer and it shall be checked, signed, sealed and dated by an Ohio Registered Professional Engineer.

The Load Rating Report shall explain the method used to calculate the load rating of each bridge.

AASHTO Load Factor Rating (LFR) shall be utilized for all bridges not designed by Load and Resistance Factor Design. AASHTO Load and Resistance Factor Rating (LRFR) shall be utilized for all structures designed for HL93 loading starting October 2010.

Load Rating Report Submittal to the City or Village shall include:

- a. Two (2) printed copies and one electronic pdf copy of the Load Rating Report for each bridge.
- b. Final summary of inventory and operating ratings for each member and the overall ratings of the structure shall be presented for each live load truck. An acceptable format is ODOT form BR-100.
- c. Analysis program input files. Both input and output files shall be submitted when programs other than BrR or spreadsheets are used.
- d. All calculations related to the load rating.
- e. If applicable, the weight limits posting recommendations including a copy of the standard posting sign; such as R12-1 (24" x 30"), R12-H5 (30" x 48"), and R12-H7 (30" x 30").

TASK 3 – SMS STRUCTURE INVENTORY AND REVIEW

The scope of this task includes a limited review of the structure inventory data in the ODOT SMS. In general, the CONSULTANT shall review specific existing ODOT bridge inventory records (as provided by the City and approved by ODOT) of the designated bridge. The CONSULTANT may download the inventory report, which contains inventory data for each bridge on file with ODOT from the ODOT website.

The CONSULTANT shall verify this data and determine if the ODOT SMS structure file information needs changing. If no changes are necessary, then no SMS inventory needs to be filled out. If changes are necessary, the scope of this task shall also include completing and filing inventory updates (and supplements, as needed) in SMS. The CONSULTANT shall refer to the ODOT Office of Structural Engineering Inventory and Coding Guide of SMS for inventory coding details.

TASK 4 – INSPECTION PROCEDURES

Task 4A – Fracture Critical Plan – A Fracture Critical Member Plan and inspection procedure shall be developed and updated. For more details, refer to Chapter 4: Inspection Types in the Manual of Bridge Inspection. It shall include:

1. Sketches of the superstructure with locations of all fatigue and fracture prone details identified.
 - a. Use framing plan or schematic with detail locations labeled and a legend explaining each labeled item on the scheme.

- b. Use an elevation view for trusses.
- c. Classify similar fatigue/fracture prone details as types (e.g. end of partial cover plate).
2. A table or location of important structural details indicating:
 - a. Type of detail (e.g. end of partial cover plate, short web gap, etc.)
 - b. Location of each occurrence of detail
 - c. AASHTO Fatigue Category of detail
 - d. Identify retrofits previously installed
3. Risk Factors Influencing the inspector access.

Photos and sketches shall be properly referenced. The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection for additional details on the scope of this task.

Task 4B – Underwater Inspection Procedures – An underwater inspection procedure shall be developed. For more details, refer to Chapter 4: Underwater Inspections in the Manual of Bridge Inspection. Please note that ODOT has recently revised Appendix F of the inspection manual. The diving team shall fill out or update the new form and upload it on SMS prior to performing the actual dives. Please contact OSE for a copy of a blank form if not uploaded on SMS at the time.

TASK 5 – BRIDGE INSPECTION

Task 5A – Routine Bridge Inspection (SMS Input) - Perform a routine field inspection of the structure to determine the general condition. The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection for additional details on the scope of this task. Section 1111 of the Moving Ahead for Progress in the 21st Century Act (MAP-21) modified 23 U.S.C.144, requires Ohio to report bridge element level data for NBIS bridges on the National Highway System (NHS) to FHWA. A condition rating or element level inspection will be assigned. This task includes: Condition Rating Inspection for non-NBI structures, Condition Rating Inspection for NBI structures, and Element Level Inspection for NBI classified as NHS.

Task 5B – Fracture Critical Inspection - Perform a fracture critical field inspection of fracture critical items. The CONSULTANT shall update the FCM inspection procedure with current photos and descriptions. The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection for additional details on the scope of this task.

Task 5C – Underwater Dive Inspection – Perform Underwater/ In-Water inspection of substructure units according to the cycle shown in SMS. Emergency underwater inspection may arise for specific structures over the duration of the contract period. Work shall be done in accordance with the reference manuals and inspection procedure. Scour risk shall be evaluated after field and data collection.

Date: 8-10-20
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Berry
Emergency: 30 Days: X
Current Expense: _____

No. : C-45-20
1st Reading: 08/17/20
Public Notice: 08/18/20
2nd Reading: 09/07/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-20

AN ORDINANCE TO VACATE THE PUBLIC RIGHT OF WAY LOCATED ON THE WEST SIDE OF ELM STREET AT THE INTERSECTION OF ELM STREET AND MIDLAND STREET

WHEREAS, on October 7, 2019 this Council enacted C-53-19 for the development of a new school site south of the Beulah Park development; and

WHEREAS, as part of this Project, the City has been acquiring real estate for the site of the new Brookpark Middle school; and

WHEREAS, the public right of way located on the west side of Elm Street at the intersection of Elm Street and Midland Street is not needed for any municipal purpose; and

WHEREAS, the vacation of the public right of way is necessary for the Project; and

WHEREAS, Council is satisfied that there is good cause for the vacation of said portion of the public right of way and that it will not be detrimental to the general interest of the public.

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

SECTION 1. The public right of way located on the west side of Elm Street at the intersection of Elm Street and Midland Street depicted in Exhibit A and as more fully described in Exhibit B is hereby vacated.

SECTION 2. This Council hereby orders that the vacated public right of way be conveyed as follows:

- The northern Five (5) feet of the area to be vacated be combined with Parcel No. 040-016444.
- The remainder of the area to be vacated be combined with Parcel No. 040-000647.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Received by
City of Grove City
07-28-20

C-45-20
Exhibit B
0.130 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being part of a 40 foot wide unnamed street dedicated in that subdivision entitled, "Smiths Add'n to Beulah", of record in Plat Book 5, Page 310, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at a 3/4 inch iron pipe found capped "PS6579" in the westerly right-of-way line of Elm Street (40 feet wide), at the southeasterly corner of Lot 21 of said "Smiths Add'n to Beulah", at the northeasterly corner of said unnamed street, at a southeasterly corner of that 13.148 acre tract conveyed to BP TH LLC by deed of record in Instrument Number 202002030015887;

Thence South 02° 56' 52" West, with the westerly right-of-way line extended of said Elm Street, a distance of 5.00 feet to an iron pin set, the TRUE POINT OF BEGINNING;

Thence South 02° 56' 52" West, continuing with the westerly right-of-way extended of said Elm Street, a distance of 35.00 feet to an iron pin set at the southeasterly corner of said unnamed street, at the northeasterly corner of Lot 20 of said "Smiths Add'n to Beulah" conveyed as Tract 1 to Joshua D. Army and Casi D. Army by deed of record in Instrument Number 201911190154134;

Thence North 86° 59' 09" West, with the southerly right-of-way line of said unnamed street, with the northerly line of said Lot 20, with the northerly line of a 10 foot alley vacated by Ordinance Number C-48-91, a distance of 162.02 feet to a 5/8 inch rebar found capped "LOMANO 7711" at the southwesterly corner of said unnamed street, at the northwesterly corner of said vacated alley, at a southeasterly corner of that 6.41 acre tract conveyed to Lori A. Kidwell and Kory F. Metcalf by deed of record in Instrument Number 201503120030565, at the northeasterly corner of that 0.607 acre tract conveyed as Tract 2 to Joshua D. Army and Casi D. Army by deed of record in Instrument Number 201911190154134;

Thence North 03° 18' 19" East, with the westerly right-of-way line of said unnamed street, with an easterly line of said 6.41 acre tract, a distance of 35.00 feet to an iron pin set;

Thence South 86° 59' 09" East, across said unnamed street, a distance of 161.80 feet to the TRUE POINT OF BEGINNING, containing 0.130 acre, more or less. All of said 0.130 acre tract resides in the right-of-way of said unnamed street.

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

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

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this plat.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in October 2019.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

3-20-2020

Date



Received by
City of Grove City
07-28-20

0.019 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being part of a 40 foot wide unnamed street dedicated in that subdivision entitled, "Smiths Add'n to Beulah", of record in Plat Book 5, Page 310, (all references are to the records of the of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found capped "PS6579" in the westerly right-of-way line of Elm Street (40 feet wide), at the southeasterly corner of Lot 21 of said "Smiths Add'n to Beulah", at the northeasterly corner of said unnamed street, at a southeasterly corner of that 13.148 acre tract conveyed to BP TH LLC by deed of record in Instrument Number 202002030015887;

Thence South 02° 56' 52" West, with the westerly right-of-way line extended of said Elm Street, a distance of 5.00 feet to an iron pin set;

Thence North 86° 59' 09" West, continuing across said unnamed street, a distance of 161.80 feet to an iron pin set in the westerly right-of-way line of said unnamed street, in an easterly line of that 6.41 acre tract conveyed to Lori A. Kidwell and Kory F. Metcalf by deed of record in Instrument Number 201503120030565;

Thence North 03° 18' 19" East, with the westerly right-of-way line of said unnamed street, with an easterly line of said 6.41 acre tract, a distance of 5.00 feet to a 3/4 inch iron pipe found capped "BIRD BULL INC" at the northwesterly corner of said unnamed street, at the southwest corner of a 10 foot alley vacated by Ordinance Number C-37-63, at a southwest corner of said 13.148 acre tract;

Thence South 86° 59' 09" East, with the northerly right-of-way line of said unnamed street, with the southerly line of said vacated alley, with a southerly line of said 13.148 acre tract, a distance of 161.77 feet to the POINT OF BEGINNING, containing 0.019 acre, more or less. All of said 0.019 acre tract resides in the right-of-way of said unnamed street.

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

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

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this plat.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in October 2019.



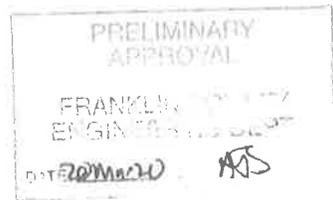
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

3-20-2020

Date

JMM: jps
0_019 ac 20191065-VS-BNDY-05.doc



Date: 07/28/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-39-20
1st Reading: 08/03/20
Public Notice: 08/04/20
2nd Reading: 08/17/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-39-20

AN ORDINANCE TO APPROVE THE SETTLEMENT AGREEMENT FOR CAPITAL TELECOM HOLDINGS II, LLC VS. GROVE CITY, OHIO

WHEREAS, on January 24, 2018, New Par d/b/a Verizon Wireless and Capital Telecom Holdings II, LLC submitted an application for use approval for a wireless telecommunications tower located on American Legion property located in a C-2 district; and

WHEREAS, City Council heard the application on April 16, 2018; and

WHEREAS, the first motion to approve the application did not receive a second; and

WHEREAS, Council returned to the item later in the meeting and voted to postpone the item indefinitely resulting in a denial of the application; and

WHEREAS, on June 5, 2018, Capital Telecom Holdings II, LLC filed a Complaint against Grove City, Ohio in the United States District Court, Southern District of Ohio, Eastern Division; and

WHEREAS, the City and Capital Telecom have reached a settlement of this matter.

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

SECTION 1. Council hereby approves the settlement of Capital Telecom Holdings II, LLC vs. Grove City, Ohio, United States District Court, Southern District of Ohio, Eastern Division, Case No. 2:18-cv-00552 as set forth in Exhibit A.

SECTION 2. The Law Director is hereby further authorized and directed on behalf of the City to execute any certifications, statements, agreements, instruments, and other documents, and to take such further actions as are necessary to finalize the settlement agreement.

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

Christine A. Houk, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

C-39-20
EXHIBIT A

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (“Settlement Agreement”) is entered into on the date last executed below (the “Effective Date”), by the City of Grove City, Ohio (“Grove City”) and Capital Telecom Holdings II LLC with Cellco Partnership, a Delaware Partnership *d/b/a* Verizon Wireless *f/k/a* New Par *d/b/a* Verizon Wireless (“Capital Telecom”) (collectively, the “Parties”).

WHEREAS, in January 2018, Capital Telecom submitted a zoning application (the “Zoning Application”) to the Grove City Planning Commission for a proposed telecommunications tower and related facilities at 3363 McDowell Road, Grove City, Ohio 43123 (the “Site”). With its application, Capital Telecom proposed constructing a new 155’ tall monopole-style communication tower complete with Verizon antenna, radios, cables, and related equipment; and

WHEREAS, following a March 6, 2018 Planning Commission meeting, Capital Telecom’s Zoning Application was forwarded to City Council with no formal recommendation; and

WHEREAS, on April 16, 2018, Council for the City of Grove City denied Capital Telecom’s Zoning Application; and

WHEREAS, in response to the denial, Capital Telecom brought suit in the United States District Court, Southern District of Ohio (the “Court”) in Case No. 2:18-cv-552 (the “Lawsuit”). The Lawsuit was an expedited action asserting violations of the Telecommunications Act of 1996, 47 U.S.C. § 332 et seq. (“TCA”); and

WHEREAS, the Parties briefed three of Capital Telecom’s four counts in the Lawsuit:

- ❖ Count 1 – Council’s decision was not supported by substantial evidence
- ❖ Count 2 – Council’s decision was not explained in a written record; and
- ❖ Count 4 – Council failed to act within a reasonable time.

The Court dismissed these three counts via an interlocutory order, leaving only Count 3 – Council’s decision effectively prohibited the provisions of wireless service – remaining to be adjudicated by the Court; and

WHEREAS, in order to avoid further expense, inconvenience, distraction of potential litigation, and to put to rest all claims among the Parties hereto that were, or might have been asserted, against one another; the Parties would like to settle the Lawsuit.

NOW THEREFORE, in consideration of the foregoing as well as the agreements, promises, and mutual covenants set forth below, and subject to the terms and conditions set forth below, the Parties agree as follows:

1. **Approval of Zoning Application.** The City of Grove City hereby approves Capital Telecom’s January 24, 2018 Use Approval Application (Project No. Z01801240004) using the revised site plan and data attached hereto as Exhibit A and incorporated herein

by reference (instead of the plan and data originally submitted). This approval includes all permits required from Grove City to the issuance of a building permit, including special use and setback variance permits.

2. **Dismissal of Complaint with Prejudice.** Within three (3) business days after the Effective Date, Capital Telecom will file the stipulated dismissal attached hereto as Exhibit B.
3. **Release.**
 - a. Capital Telecom, for itself as well as owners, agents, representatives, employees and other parties on whose behalf it could bring a legal action, hereby fully releases, acquits, and forever discharges Grove City and its appointed and elected officials, employees, agents, representatives, attorneys, and insurers from any and all claims, demands, actions, causes of action, suits, debts, liens, contracts, liabilities, agreements, costs, expenses, or losses of any type, whether known or unknown, fixed or contingent, suspected or unsuspected, accrued or unaccrued, which Capital Telecom now has or may have related to, or arising out of, the Zoning Application and Grove City's denial of same.
4. **Compromise Settlement.** This Settlement Agreement is the result of a compromise of a dispute. Neither this Settlement Agreement nor any of the actions to be taken hereto shall ever, at any time, for any reason or purpose, be construed as, or be evidence of an admission of liability, culpable conduct, or other wrongdoing on the part of Grove City, and this Settlement Agreement shall not be precedent setting for any future zoning considerations of Grove City.
5. **Application of Agreement.** All terms of this Settlement Agreement shall be applicable to and binding on the Parties, their owners, employees, elected and appointed officials, agents, representatives, and successors. Nothing in this Settlement Agreement is intended to confer any benefit upon any third parties.
6. **Entire Agreement.** This Settlement Agreement constitutes and contains the entire agreement and understanding between the Parties as to the matter addressed herein and supersedes all prior and contemporaneous oral and/or written agreements, representations, and discussions. The Parties intend for this Settlement Agreement to be complete and shall not be subject to any claim of mistake of fact or law. This Settlement Agreement is intended to avoid the uncertainty of litigation and to be final and complete.
7. **Enforcement of the Agreement.** The Parties agree that should a dispute arise regarding this Agreement, the Court shall exercise continuing jurisdiction over the matter and this Agreement will be incorporated by reference into the Stipulation of Dismissal filed with the Court in this Lawsuit.

8. **Applicable Law.** This Settlement Agreement shall be governed by the laws of the State of Ohio, without regard to any potential conflict of laws.
9. **Duty to Act in Good Faith.** The Parties shall act in good faith and in accordance with this Settlement Agreement and not participate in, condone, or take any action that is contrary to the terms set forth herein.
10. **Amendment.** This Settlement Agreement may be amended or modified only in writing and signed by the Parties.
11. **Severability.** Should any provision or term of this Settlement Agreement be declared or determined by any court of competent jurisdiction to be illegal, invalid, unenforceable, or void, such declaration or determination shall not affect the remaining terms of this Settlement Agreement, which shall remain independent, fully legal, valid, and enforceable pursuant to the terms of this Settlement Agreement.
12. **Construction.** This Settlement Agreement shall be considered to have been jointly drafted by the Parties.
13. **Counterparts.** This Settlement Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement. Delivery of an executed counterpart of a signature page to this Settlement Agreement by facsimile or electronic transmission shall be as effective as delivery of a manually executed counterpart of this Settlement Agreement.
14. **Acknowledgment.** The Parties acknowledge they: have read carefully this Settlement Agreement; are satisfied with all the Settlement Agreement's terms; had adequate time to review and consider this Settlement Agreement and to consult with their legal counsel with respect thereto; entered into this Settlement Agreement voluntarily and of their own free will; and agree to all provisions contained herein.

[Signatures Appear on Next Page]

AGREED TO BY:

City of Grove City, Ohio

**Capital Telecom HoldingsII LLC *with*
Cellco Partnership, a Delaware
Partnership d/b/a Verizon Wireless f/k/a
New Par *d/b/a* Verizon Wireless**

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

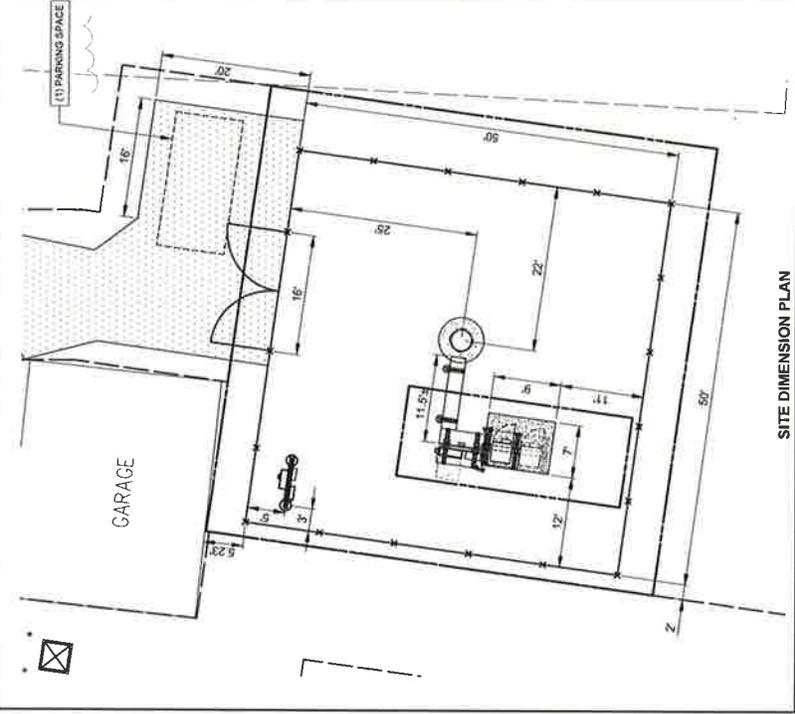
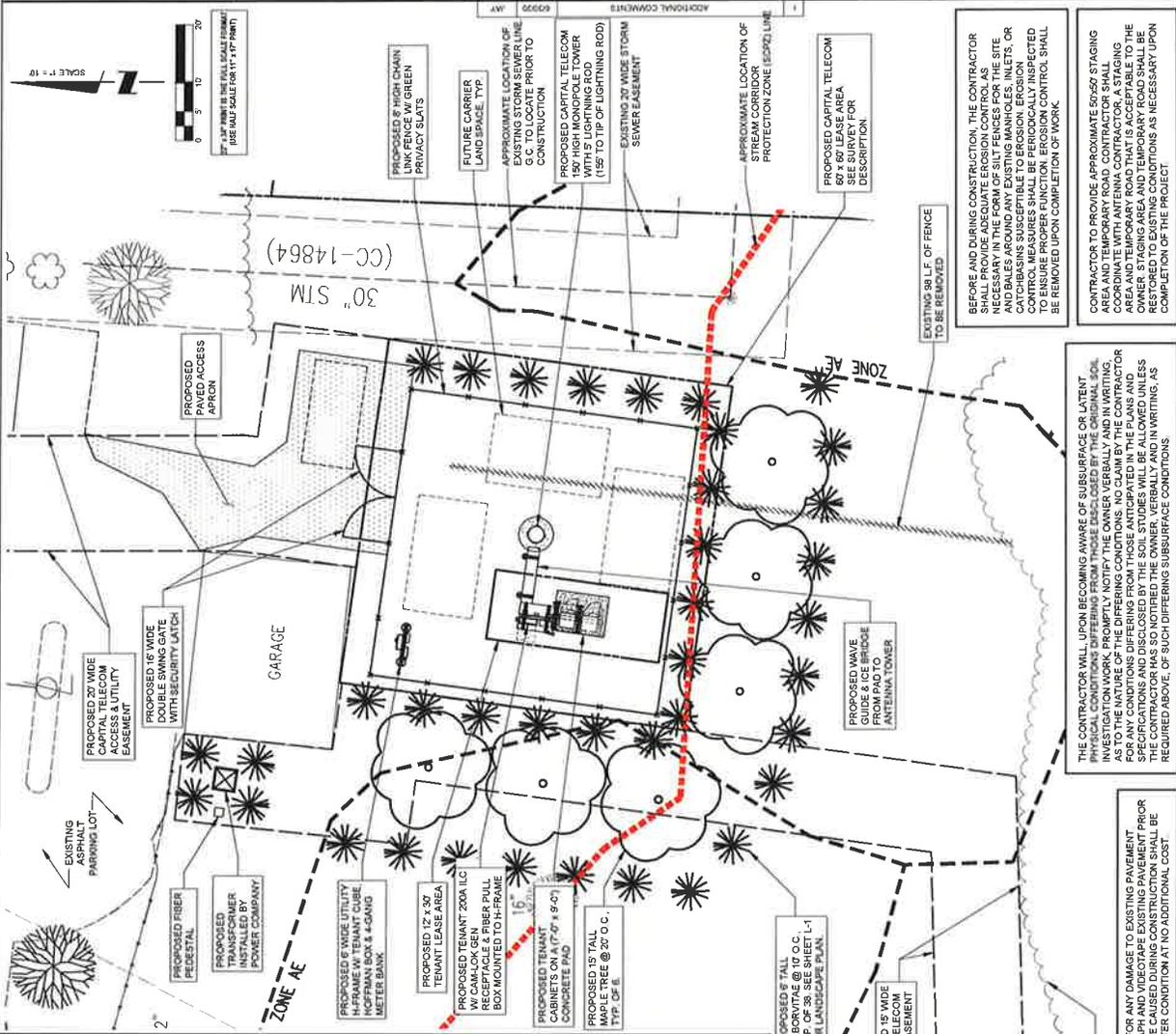
NO.	DATE	DESCRIPTION
1	01/17/17	CLIENT COMMENTS
2	01/17/17	CLIENT COMMENTS
3	01/17/17	CLIENT COMMENTS
4	01/17/17	CLIENT COMMENTS
5	01/17/17	CLIENT COMMENTS
6	01/17/17	CLIENT COMMENTS
7	01/17/17	CLIENT COMMENTS
8	01/17/17	CLIENT COMMENTS
9	01/17/17	CLIENT COMMENTS
10	01/17/17	CLIENT COMMENTS

CLMB-397
STRINGTOWN RD
3363 McDowell Rd.
Grove City, OH 43123

DRAWN BY: JAY
CHECKED BY: JS
DATE: 01/17/17
PROJECT #: 8409

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
Z-2



BEFORE AND DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 50x50 STAGING AREA AND TEMPORARY ROAD. CONTRACTOR A SHALL COORDINATE WITH ANTENNA CONTRACTOR. A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE CONTRACTOR SHALL BE PROVIDED TO THE CONTRACTOR TO BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT CONDITIONS, STOP WORK IMMEDIATELY AND NOTIFY THE INVESTIGATION WORK PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS SHALL BE VALID UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT OR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

OHIO
Utilities
Protection
SERVICE
Call Before You Dig
1-800-962-2784 AT
LEAST 48 HOURS
PRIOR TO EXCAVATING

SURVEY PREPARED BY
PS SURVEYING & MAPPING GROUP, LLC
1425 PENTLAND PLACE
COLUMBUS, OH 43235
OFFICE: (614) 531-1122

GRAVEL MATERIAL

- 208 S.Y. 3/4" MAX SURFACE COURSE
- 375 S.Y. 3/4" MAX SURFACE COURSE
- 630 S.Y. 3/4" MAX SURFACE COURSE
- 9 S.Y. 3/4" MAX SURFACE COURSE
- 9 AGGREGATE BASE COURSE, ORDERED TO TYPE B

LEAVE SITE

- 400 S.Y. 4" NO. 2, 4" OF NO. 304 AGGREGATE BASE, 2" NO. 57 LIMESTONE FINISHED SURFACE

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

