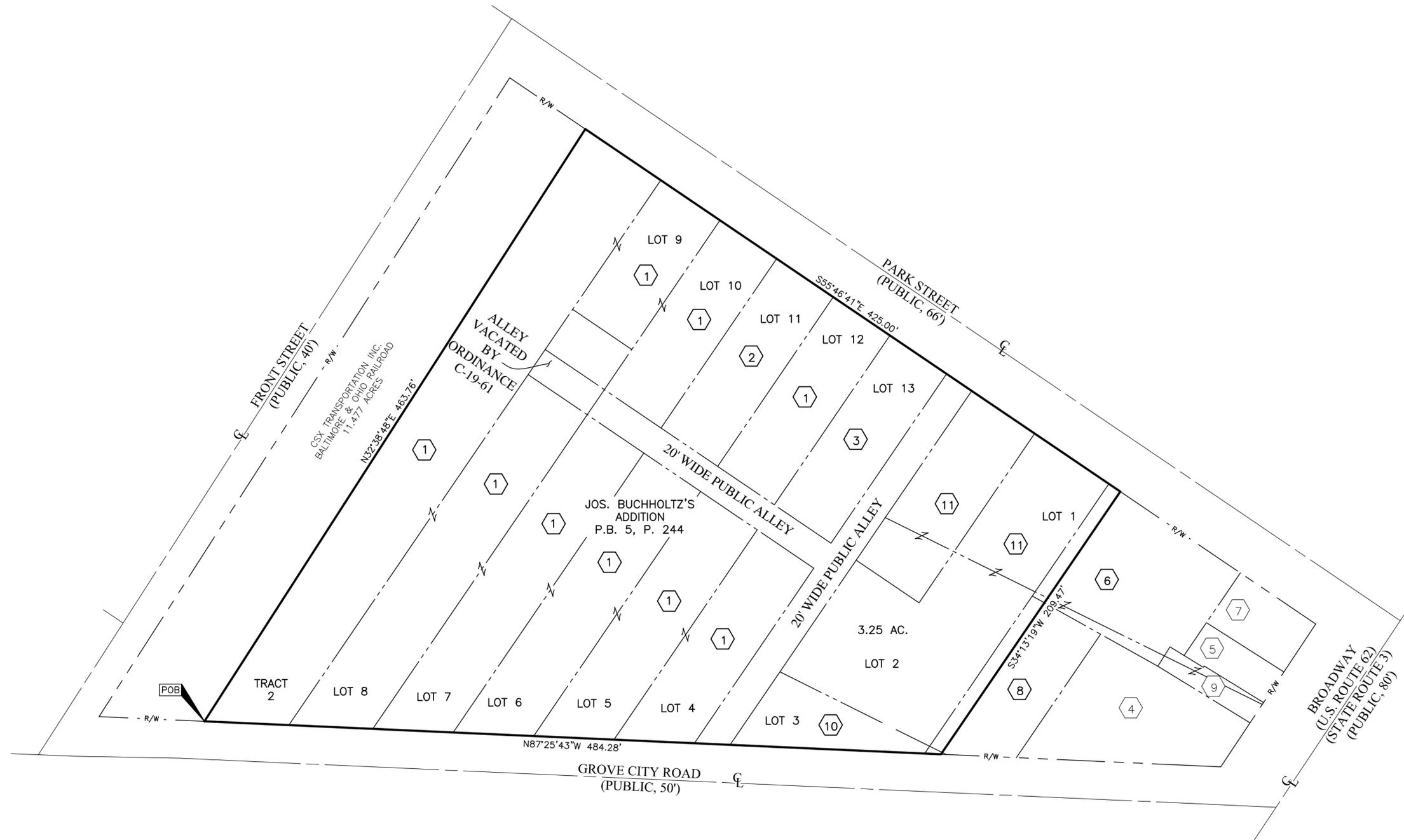


ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NO. 1388

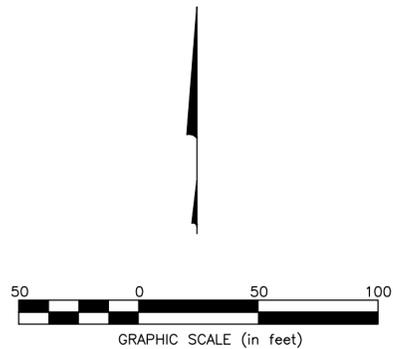
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO



OWNERSHIP REFERENCES:

- | | |
|---|---|
| ① THE CITY OF GROVE CITY, OHIO
IN: 200108130186816 | ⑦ THE CITY OF GROVE CITY, OHIO
O.R. 12098G08 |
| ② THE CITY OF GROVE CITY
IN: 200302100041687 | ⑧ THE CITY OF GROVE CITY, OHIO
O.R. 11545J04 |
| ③ THE CITY OF GROVE CITY, OHIO
O.R. 34083G17 | ⑨ THE CITY OF GROVE CITY, OHIO
O.R. 12270B16 |
| ④ THE CITY OF GROVE CITY
O.R. 11964H18 | ⑩ THE CITY OF GROVE CITY
O.R. 13786F16 & O.R. 13786F17 |
| ⑤ THE CITY OF GROVE CITY, OHIO
O.R. 12666A20 | ⑪ THE CITY OF GROVE CITY
O.R. 12371D16 |
| ⑥ THE CITY OF GROVE CITY, OHIO
O.R. 11454G16 | |

Note:
This survey was prepared using documents of record and prior plats of survey, and is not to be used for transfer.



<p style="font-size: 8px; margin: 0;">Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</p>	Date: March 27, 2015	
	Scale: 1" = 50'	
	Job No: 2015-0445	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

S:\20150445\DWG\CAD\SETUP\EXHIBIT\20150445-VS-EXHB-ZONE-01.DWG plotted by KING, HEATHER on 3/27/2015 10:23:08 AM last saved by KING on 3/27/2015 10:23:08 AM

ZONING DESCRIPTION
3.25 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 1388, being part of those tracts of land conveyed to The City of Grove City, Ohio by deeds of record in Official Record 11454G16, Official Record 11545J04, Official Record 13786F16 and Official Record 13786F17, all of those tracts conveyed to The City of Grove City, Ohio by deeds of record in Instrument Number 200108130186816 (Parcels I thru VI and Tract 2), Instrument Number 200302100041687, Official Record 34083G17, and Official Record 12371D16, all of the alley vacated by City of Grove City Ordinance Number C-19-61 and the public alley as shown on the subdivision plat entitle Jos. Buchholtz's Addition, of record in Plat Book 5, Page 244, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at the southwesterly corner of said Tract 2, the southeasterly corner of that 11.447 acre tract conveyed to CSX Transportation Inc. Baltimore & Ohio Railroad, being in the northerly right-of-way line of Grove City Road;

Thence North 32° 38' 48" East, with the easterly line of said 11.447 acre tract, a distance of 463.76 feet to a point in the southerly right-of-way line of Park Street;

Thence South 55° 46' 41" East, with said southerly right-of-way line, a distance of 425.00 feet to a point;

Thence South 34° 13' 19" West, across said The City of Grove City, Ohio tracts, a distance of 209.47 feet to a point in said northerly right-of-way line;

Thence North 87° 25' 43" West, with said northerly right-of-way line, a distance of 484.28 feet to the POINT OF BEGINNING, containing 3.25 acres, more or less.

This description was prepared using documents of record and prior plats of survey, and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

April 1, 2015

The Pizzuti Companies

Proposed Zoning and Development Standards Text
Former Lumberyard Site – Multi-family Project

1. Property Description

The “Broadway & Park” project (“Property”) shall consist of an approximate 3.25 +/- acre site bounded by approximately 422.25 ft. along Park Street to the North, Approximately 481.58 ft. along Grove City Road to the South, the CSX Transportation Inc. property to the West and the City Hall property to the East and as further described in Exhibit A attached hereto (Zoning Exhibit).

2. General Provisions

- a. The provisions outlined herein shall apply to the 3.25 +/- acre of land as described in Exhibit A or as otherwise approved by the Grove City Council. Other general provisions of the Grove City Zoning Code, unless otherwise included herein, shall apply to the subject property if not otherwise addressed.
- b. For purposes of this proposed Zoning and Development Standards text, the terms and words contained herein shall be considered to carry their usual and customary meanings. Likewise terms outlined in present tense shall also include the future tense and those in singular tense may include the plural. The word “shall” should be considered as mandatory. Other definitions or meanings not clarified herein shall reference definitions included in Section 1101.04 Definitions of the Codified Ordinances of the City of Grove City.
- c. All provisions of this Zoning and Development Standards text shall be severable if in a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, section, subsection or other provision is invalid or the application of any part of this provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons, successors or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements and uses set forth herein as well as the Zoning Code may be approved by Council through the Development Plan process as long as they are consistent and harmonious with the overall intent of the development as contemplated and do not otherwise diminish, detract, or weaken the overall compatibility of same with adjacent and proximate properties and uses.

3. Permitted Use and Accessory Uses

- a. The proposed project – for purposes of this application known as “Broadway & Park” - will be multi-family neighborhood that shall consist of no more than 135 dwelling units of a variety of sizes. The livable square footage shall not be less than 650 square feet for single bedroom unit and 800 square feet for a two bedroom unit. There shall not be less than 125 square feet of livable space for each additional bedroom. The current plan includes 120± apartment units or approximately 36.9 units/acre. As planned the one-bedroom units are approximately 699 sf. and the two-bedroom units are approximately 1,032 sf.
- b. The project shall include on-site premises to be used for leasing, and other ancillary uses necessary for the operation and management of a multi-family development. This includes, but is not limited to, work-out facilities, business centers, recreational uses, study rooms, community and gathering spaces, multi-purpose rooms, and other amenity uses (both inside and outside) that are customary for similar facilities.
- c. The project may include neighborhood retail uses to be incorporated into the allowed structure that support the multi-family lifestyle including but not limited to coffee shops, sundry shops, ATM machines and other similar uses so long as same do not occupy more than square feet of the overall site.
- d. The permitted uses shall also allow for the conversion and sale of said units into condominium units under provisions of the Ohio Revised Code.

4. General Site Development Standards

- a. Entry. The main entry to the site will be located along Park Street approximately 200 ft. west of the intersection at Broadway. The main entryway will include an entry feature and landscaping which shall complement and enhance the Town Center landscaping. This entry will also include decorative lighting and signage as approved in the Final Development Plan. Secondary street access will be located along the western boundary of the site with ingress/egress to Park Street and Grove City Road respectfully.
- b. Access. All internal roads will be residential in design and privately constructed, owned and maintained.
- c. Sidewalks. Public walkways will be constructed along the boundaries of the site and located within the public right-of-way. Private service walks will connect residents to all public walkways and private amenities as applicable.
- d. Amenities and Open Space. The developer will construct amenity space to be located on the first floor of the main building along Park Street that is referenced as building A1 in Exhibit B attached hereto. Such space is programmed to include leasing and office support space and other amenity spaces contemplated and included in the permitted uses outlined herein. This space is currently planned to

occupy approximately _____sf. In addition the developer will construct an outdoor space that will include an amenity island that features a Bocce Court, fire pit and seating, planters, plaza areas and other landscaping features to be included and approved as part of the final Development Plan. The project will also include a pet wash salon adjacent to the western boundary and “pocket parks” along and near building B on Grove City Road.

- e. Setbacks. Building A1 is situated approximately 11’5” south of the Park Street ROW and approximately 14’9” north of Grove City Road. Building A-2 is situated approximately 4’5” from the Park Street ROW. Building B is situated approximately 3’ north of Grove City Road at its closest point and approximately 58’ at its furthest. These dimensions are unusual based on the angular direction of Grove City Road.
- f. Site Lighting. Site lighting along Park Street and Grove City Road and the eastern boundary of the site (public sidewalks and ROW) will include decorative post lighting consistent with the street lighting plan for the Town Center. Additional site lighting shall be provided along all internal streets and parking areas and installed based on complimentary design to the Town Center lighting. Additional decorative accent and landscaping lighting will be incorporated into the community amenity space, the leasing office and indoor community space and at all approved signing. An updated lighting plan will be included in the final Development Plan. No light shall cast horizontally and lighting fixtures (other than those which may be wall mounted) shall not exceed a height of 14 ft.
- g. Screening and landscaping. The project will include a landscaping and screening plan as part of the final Development Plan that anticipates the planting of approximately 150 trees and plants including a mix of London Planetree, Pear, Zelkova, Winterking Hawthorn, Serviceberry, Seagreen Juniper and Boxwoods. A list of all plantings will be submitted for approval by the City Forester and included in the final plans. Additional screening will be provided surrounding all trash receptacles, central mail service and other functional spaces.
- h. Parking. Parking is provided at a rate of 1 car per bedroom. A minimum of 10% of the spaces shall be provided in covered parking units and made available to residents of the development.
- i. Phasing. The property will be developed as a single phase, with the sequence of construction determined by the builder/developer in consultation with the City of Grove City.
- j. Architectural Development Standards and Area Requirements.
 - i. Exterior finished consist of cast stone water tables, brick veneer, and cement board.
 - ii. The windows will feature maintenance free trim and fiberglass insulated window units.
 - iii. All buildings will meet and exceed the minimum DOE energy code requirements.

- iv. Buildings will include Juliet balconies (upper floors) and/or porches/patios.
- v. Upper floors will be accessed by closed, conditioned corridors with elevators.
- vi. Awnings will be erected on the leasing and amenity space located in building A along Park Street and adjacent to the planned public area adjacent to City Hall.

k. Exterior Colors.

- i. Brick veneer. The brick color will be _____
- ii. Trim Colors. Natural earth tones and/or warm colors that complement the brick color. High-chroma colors are not permitted.
- iii. Flat roof design with no roof color reveal.

- l. Covered Parking. A limited number of covered parking units will be constructed along the western boundary of the property. These units will be enclosed on three (3) sides to provide protection for vehicles parked in these areas. Construction material shall complement those of the surrounding buildings. These units may also include maintenance sheds or shops available for use and storage.