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SITE DATA:

Total Site Area **± 212.70 Acres**

Commercial Land **± 16.83 Acres**

Sub-Area	Total Area	Maximum Density	Maximum Square Feet
'A'	± 14.32 Ac.	12,000 s.f. / Acre	171,800 s.f.
'B'	± 2.59 Ac.	10,000 s.f. / Acre	25,800 s.f.

Gross Residential Land **± 195.87 Acres**

Sub-Area	Total Area	Maximum Density	Total Units Permitted
'C'	± 20.67 Ac.	5.0 du/acre	103 du
'D'	± 17.35 Ac.	5.5 du/acre	95 du
'E'	± 18.50 Ac.	5.5 du/acre	101 du
'F'	± 20.71 Ac.	6.0 du/acre	124 du
'G'	± 10.29 Ac.	12.0 du/acre	123 du
'H'	± 24.08 Ac.	17.25 du/acre	415 du
	Total Residential Units		**961 du**

Sub-Area		
'I'	± 10.23 Ac.	175 Assisted / Independent Living beds

Total Open Space Shown ± 55.90 Acres
- Community Park: ± 29.13 Acres
- Stream & Buffer: ± 22.47 Acres
- Wooded Preserve: ± 4.30 Acres

Project Gross Density +/- 4.57 du/acre

STREET TYPOLOGY:

- NORTH GATEWAY
- NEIGHBORHOOD COLLECTOR*
- AVENUE*
- LOCAL
- ROUNDABOUT
- MULTI-USE PATH

*** These roads may have boulevard / traffic calming sections. To be determined with final development plan**

Beulah Park -Subarea Plan

City of Grove City, Ohio November 7, 2017

0 200 600 (N)

GC Beulah Park Investments, LLC.

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