ORDINANCE C-04-26

AN ORDINANCE FOR THE REZONING OF 4.13± ACRES LOCATED AT 4745 BIG RUN ROAD FROM SF-1 TO PUD-R WITH ZONING 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 January 06, 2026; 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 (single-family residential) to PUD-R (planned unit development-residential):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of a 60 acre tract conveyed to Alfred and Carrie Schoch, by deed, as recorded in Official Records, Deed Book 1400, page 88, 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.

Ted A. Berry, President of Council

Passed: 03-02-2026
Effective: 04-02-2026

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-04-26

Legal Description
4745 Big Run Road
EXHIBIT A

Legal Description From Title Commitment: The Land Is Described As Follows: Situated In The Virginia Military Survey No. 1388, City Of Grove City, County Of Franklin, State Of Ohio. Being A Part Of A 60 Acre Tract As Conveyed To Alfred And Carrie Schoch As Recorded In Deed Book 1400, Page 88. Being Also Part Of A 25 Acre Tract As Conveyed To Alfred And Carrie Schoch As Recorded In Deed Book 1800, Page 162, Franklin County, Ohio Records And More Particularly Described As Follows: Beginning At A Railroad Spike In The Center Of Holt Road At The Northwest Corner Of Said 60 Acre Tract, Deed Book 1400 Page 88, Being Also The Southwest Corner Of Said 25 Acre Tract, Deed Book 1800, Page 162. Said Point Of Beginning Is Further Referenced As Being North 7 Deg. 18' 20" East A Distance Of 60.00 Feet, Measured Along The Centerline Of Holt Road, (60' Wide) From A Railroad Spike At The Intersection Of Centerline Of Said Holt Road And Big Run South Road (60' Wide). Thence From Said Point Of Beginning South 82 Deg. 00' 00" East A Distance Of 126.18 Feet Along The North Line Of Said 60 Acre Tract (South Line Of Said 25 Acre Tract) To A Railroad Spike In The Center Of Said Big Run South Road. Thence North 72 Deg. 32' 00' West A Distance Of 208.00 Feet Along The Centerline Of Said Big Run South Road To A Railroad Spike. Thence South 7 Deg.18' 20" West A Distance Of 768.56 Feet To An Iron Pin, Passing An Iron Pin At 33.04 Feet And Passing A Point On The North Line Of Said 60 Acre Tract At 89.44 Feet. Thence North 82 Deg. 24' 40" West A Distance Of 315.03 Feet To A Railroad Spike In The Center Of Said Holt Road, Passing An Iron Pin At 285.03 Feet. Thence North 7 Deg. 18' 20" East A Distance Of 681.40 Feet Along The Centerline Of Said Holt Road, Being The West Line Of Said 60 Acre Tract, Passing A Railroad Spike At The Intersection Of Centerlines Of Said Holt Road And Big Run South Road At 621.40 Feet, To The Place Of Beginning, Containing 5.113 Acres. Being 0.194 Acre Out Of Said 25 Acre Tract, And 4.919 Acres Out Of Said 60 Acre Tract. Excepting Therefrom The Following Conveyed By Deed Of Record In Instrument No. 200205140120949: Situate In City Of Grove City, Virginia Military Survey Number 1388, Franklin County, Ohio Being Part Of A 5.113 Acre Tract Of Land Conveyed To Carrie E. & Allen A. Schoch In O.R. 33307 Page A20, And Being More Particularly Described As Follows: Beginning At Franklin County Monument Box Number 4405 At The Centerline Intersections Of Big Run South Road And Holt Road; Thence With The Centerline Of Said Holt Road, N02°07'08"E, A Distance Of 58.47 Feet; Thence S87°31'14"E, A Distance Of 125.12 Feet To A Point In The Centerline Of Big Run South Road; Thence With Said Centerline, N67°22'04"E A Distance Of 207.42 Feet To The Northeast Corner Of Said 5.113 Acre Tract; Thence Along The East Line Of Said 5.113 Acre Tract And In Part Along The West Line Of Concord Lakes Section 2 As Recorded In P.B. 86 Page 3, S02°06'59"W, A Distance Of 33.03 Feet To A Set 5/8" Iron Pin; Thence Parallel With Said Big Run South Road, S67°22'04"W, A Distance Of 231.36 Feet To A Set 5/8" Iron Pin; Thence S42°06'37" W A Distance Of 90.99 Feet To A Set 5/8" Iron Pin; Thence Parallel With Said Holt Road S02°13'25" W A Distance Of 567.42 Feet To A Set 5/8" Iron Pin In The South Line Said 5.113 Acre Tract Being In The North Line Of Lot 186 Of Concord Lakes Section 4 As Recorded In Plat Book 92 Page 74; Thence Along The South Line Of Said 5.113 Acre Tract And In Part Along The North Line Of Said Lot 186, N88°25'28" W, A Distance Of 45.00 Feet To The Southwest Corner Of Said 5.113 Acre Tract, Said Point Also Being In The Centerline Of Holt Road; Thence Along Said Centerline, N02°13'25"E, A Distance Of 622.93 Feet To The Point Of Beginning. Containing 0.970 Acres Of Land Out Of Auditors Parcel Number 160-2508 Of Which The Present Right Of Way Occupies (P.R.O.) 0.733 Acres. North Based On A Centerline Plat By Franklin County Engineers Office Dated December 8, 2000, Which Is Based On The Ohio State Plane Coordinate System, South Zone. The Above Description Was Prepared By Kleingers And Associates Under The Supervision Of Randy Wolfe, Ohio Registered Surveyor No. 8033 From An Actual Field Survey Performed By Kleingers And Associates In June Of 2001. Above Described Right Of Way Monumentation To Be Set By Franklin County Engineer Office Post Construction And Shall Consist Of A 5/8" Rebar With Yellow Plastic Cap.

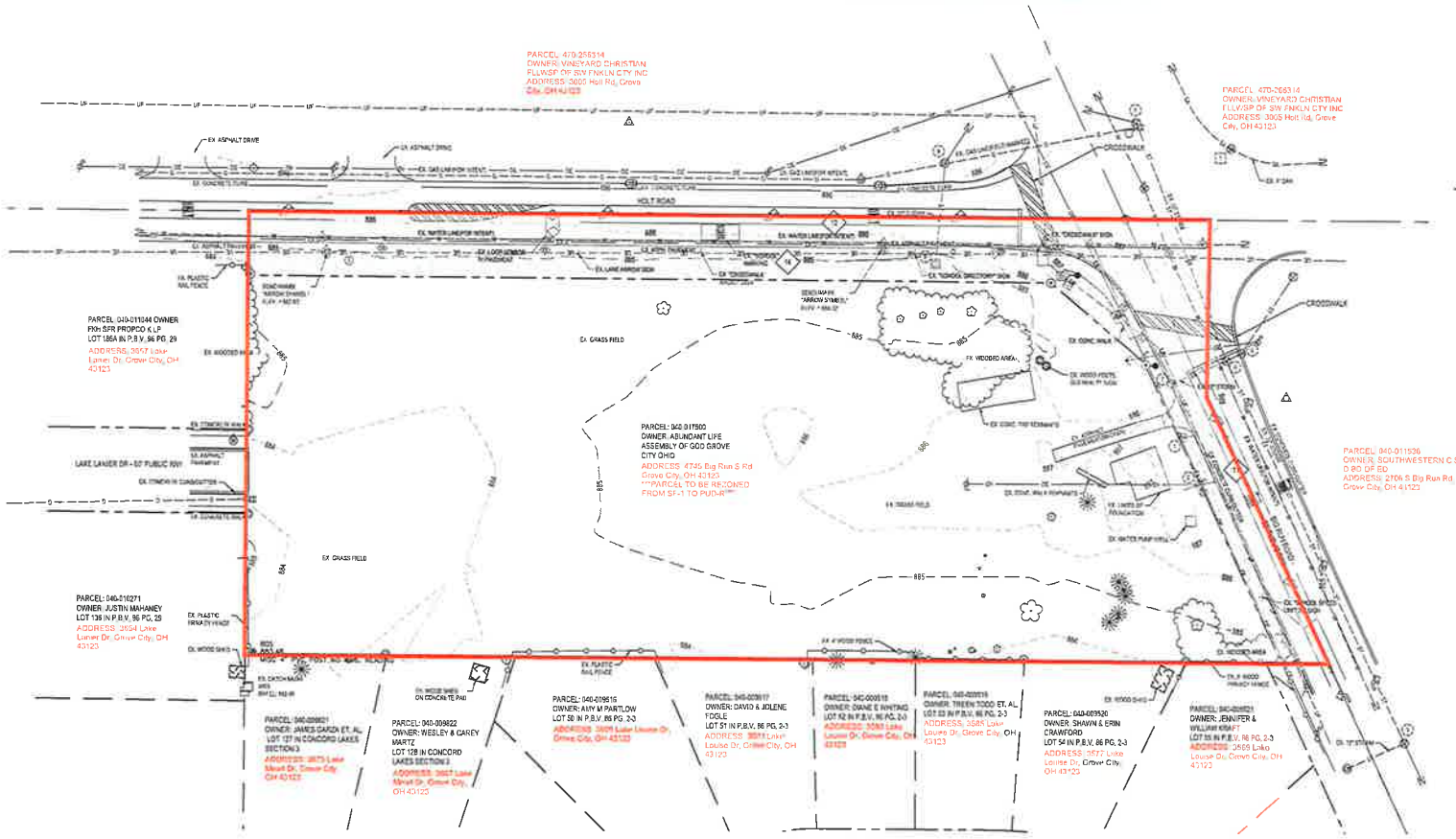
ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE VIRGINIA MILITARY SURVEY NO. 1388, CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

MAP OF PARCEL TO BE REZONED

INCLUDING NAMES & TAX MAILING ADDRESSES OF ALL PERSONS, CORPORATIONS &
ENTITIES CONTIGUOUS TO & ACROSS THE STREET FROM THE PROPOSED ZONING CHANGE

Received By:
Grove City Development
12/2/25



EXISTING STORM STRUCTURE TABLE

1. EX. YARD DRAIN #60234
   RIM 887.21
   FL 886.31 –4" PVC N TO CURB LINE
2. EX. YARD DRAIN #60248
   RIM 887.82
   FL 886.82 –4" PVC N TO CURB LINE
   FL 883.10 –8" VCP S
3. EX. STM MH #80010
   RIM 885.65
   FL 877.35 –32" HDPE E
   FL 877.35 –32" HDPE W
   FL 877.35 –12" HDPE S
4. EX. STM MH #60007
   RIM 885.81
   FL 878.81 –32" HDPE E
   FL 878.81 –32" HDPE W
   FL 881.21 –24" HDPE N
   FL 881.71 –12" HDPE S
5. EX. STM MH #60224
   RIM 887.49
   FL 878.39 –32" HDPE E
6. EX. CURB INLET #60086
   RIM 885.69
   FL 880.50 –12" HDPE S
7. EX. CURB INLET #80108
   RIM 886.91
   FL 883.45 –12" HDPE N
8. EX. CATCH BASIN #60545
   RIM 883.55
   FL 881.05 –12" HDPE W
9. EX. STM MH #80376
   RIM 884.13
   FL 880.48 –15" HDPE NW
   FL 880.53 –12" HDPE E
   FL 880.63 –12" HDPE S

EXISTING SANITARY STRUCTURE TABLE

1. EX. SAN MH #80650
   RIM 887.62
   FL 883.10 –8" PVC N
   FL 883.10 –8" PVC W

BENCHMARKS

BENCHMARK 1
EL. 895.12'
ARROW SYMBOL ON HYDRANT
NW PROP. CORNER

BENCHMARK 2
EL. 887.63'
ARROW SYMBOL ON HYDRANT
SW PROP. CORNER

LEGEND OF EXISTING CONDITIONS

- PROPERTY LINE
- EXISTING FENCE LINE
- RIGHT-OF-WAY
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- G — EXISTING GAS LINE
- ST — EXISTING STORM LINE
- SA — EXISTING SANITARY LINE
- W — EXISTING WATER LINE
- T — EXISTING UNDERGROUND COMMUNICATION LINE
- UF — EXISTING UNDERGROUND FIBER OPTIC LINE
- MANHOLE - TRAFFIC
- POLE - TRAFFIC SIGNAL MAST ARM
- PEDESTAL - TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC MANHOLE
- FIBER OPTIC MARKER
- DECIDUOUS TREE
- MARKER - NATURAL GAS
- IRON PIPE FOUND
- SIGN - PUBLIC - SINGLE POST MOUNT
- VALVE - NATURAL GAS
- POST - WOOD, ROUND
- VALVE - WATER
- MANHOLE - SANITARY SEWER
- FIRE HYDRANT
- POLE - LIGHT
- POLE - POWER (WOOD)
- SQUARE CATCH BASIN
- MONUMENT BOX FOUND
- SIGNAL PUSH BUTTON
- CURB INLET / ROUND CATCH BASIN
- MANHOLE - STORM
- GUY WIRE ANCHOR
- IRON PIN FOUND
- IRON PIN SET
- CONIFEROUS TREE
- PEDESTAL - ELECTRIC
- ELECTRIC TRANSFORMER

N
40 20 0 40 80
1" = 40'

NO.	DATE	BY	DESCRIPTION
1	6/9/25	LKS	UPDATED PER NEW TITLE COMMITMENT

2550 CHAGRIN BOULEVARD
SUITE 200
SHAKER HEIGHTS, OH 44122
TEL: 216.378.1149
FAX: 216.378.1457

PROJECT DATE: 07/10/25
PROJECT NO.: 250835
DRAWN BY: LKS
CHECKED BY: PW

Mannik Smith Group
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
500 WESTLAKE STREET, SUITE 100
CHICAGO, IL 60661

ALTA/NSPS SURVEY
4745 BIG RUN SOUTH ROAD,
GROVE CITY, OH 43123

EXISTING CONDITIONS

W:\Projects\2025\800-899\250835\CAD\SURV\250835 ALTA.dwg - Last printed 9/8/2025 2:24 PM

C-04-26

Received By:
Grove City Development
12/26/25

GREEN OAKS OF GROVE CITY

ZONING AND DEVELOPMENT STANDARDS TEXT

EXISTING ZONING: SF-1 (Single Family District)

PROPOSED ZONING: PUD-R (Planned Unit Development, Residential)

EXISTING PROPERTY ADDRESS: 4745 Big Run South Road, Grove City, Ohio 43123

EXISTING PARCEL ID: 040-017500 (4.143 Legal Acres)

APPLICANT: Evergreen Real Estate Group

DATE OF TEXT: December 12, 2025

I. GENERAL PROVISIONS

A) Applicability: This Zoning Text (the "Text") establishes the standards and provisions for development of Green Oaks of Grove City (the "Development) upon 4.14+/- acres of real property located at 4745 Big Run South Road, Franklin County Parcel ID# 040-017500 (the "Property"). Other provisions of the Codified Ordinances of the city of Grove City, Ohio (the "Code"), including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, unless approved by City Council as part of the development plan. Any deviations from the standards outlined in the text may be granted by City Council through the development plan.

B) 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 is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.

C) Conflicts: Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Code, the Zoning Text shall control.

II. DEVELOPMENT OVERVIEW

A) The property is 4.143± acres of underdeveloped space with meadow coverage and wooded areas as depicted on the Final Development Plan dated December 2025 (hereafter, "Exhibit A"). It is located southeast of the Big Run South Road and Holt Road intersection in Grove City, Franklin County, Ohio. The property is currently zoned SF-1. The applicant requests the approval of PUD-R rezoning and development plans for the construction and operation of an assisted living community on the subject property as shown on the Site Plan.

III. DEVELOPMENT STANDARDS

A) PERMITTED USES

1. An assisted living facility for persons age 65 and older.

2. Auxiliary uses in association with services and amenities for residents limited to use by residents, occupants and their guests, including staff offices, resident community room spaces, resident health & wellness support services, common resident dining facilities, and a commercial kitchen.

3. One (1) gazebo

B) MAXIMUM PERMITTED DENSITY

1. A maximum of 120 units shall be permitted.

C) MINIMUM UNIT FLOOR AREAS

1. Studio units shall have a minimum floor area of 350 square feet.

2. One bedroom units shall have a minimum floor area of 475 square feet.

D) BUILDING SETBACKS

1. The setback from Holt Road (West) shall be a minimum of thirty (30) feet.

2. The setback from Big Run Road South (North) shall be a minimum of fifty (50) feet.

3. The rear setback (East) shall be a minimum of sixty (60) feet

4. The setback from the south shall be a minimum of sixty (60) feet.

E) MAXIMUM LOT COVERAGE

1. No more than 40% of the total lot area may be covered by all buildings and structures.

F) PARKING AND DRIVE-AISLE SETBACKS

1. The parking and drive aisle setback from Holt Road shall be a minimum of fifteen (15) feet.

2. The parking and drive aisle setback from Big Run South Road shall be a minimum of twenty (20) feet.

3. The parking and drive aisle setback from the east property line shall be a minimum of twenty (20) feet.

4. The parking and drive aisle setback from the southern property line shall be a minimum of twenty (20) feet.

F) PARKING AND DRIVE AISLE REQUIREMENTS

1. A total of seventy (70) parking spaces will be provided (0.58 spaces per unit).

2. Standard parking spaces shall measure ten (10) feet in width and eighteen (18) feet in depth.

3. Accessible spaces shall measure eight (8) feet in width and eighteen (18) feet in depth.

4. Two-way drive aisles shall be a minimum of twenty-six (26) feet in width.

5. One way drive aisles shall be a minimum of sixteen (16) feet in width.

IV. ARCHITECTURAL REQUIREMENTS

A) MAXIMUM BUILDING HEIGHT

1. The building shall not exceed three (3) stories in height, and shall not exceed forty-five (45) feet in height as measured from first floor finished floor elevation to peak of the roof.

B) ARCHITECTURAL ELEMENTS

1. The building's exterior shall incorporate bays, roof gables, and a mix of materials to break-up the massing of the building.

2. The porte cochere structure shall be designed to complement the general anesthetics of the building

3. The main roof of the building shall have a minimum slope of 4.5:12. Roof accent gables may be of a steeper slope, but not to exceed 12:12. Porch roofs shall have a minimum slope of 2:12. Miscellaneous roofs, such as over the commercial kitchen may have no / low slope, as shown on the approved elevations.

C) PERMITTED MATERIALS

1. Brick, cast stone, fiber cement lap siding, fiber cement panel siding (with battens or reveals), fiber cement trim, or other materials as shown on the approved development plan.

2. All building finish materials shall be low-gloss except for standing seam metal roofing and gutters / downspouts.

3. Use of high-chroma colors is prohibited.

4. Windows may be of a vinyl material

5. Storefront shall be of a colored aluminum material.

6. The main roof material shall have a minimum of 25 year asphalt or fiberglass dimensional shingles with pre-finished fascia, parapet caps, gutters and downspouts.

7. Other approved roofing materials shall include standing seam metal (for porte cochere and some porch roofs only) and membrane roofing for the low slope roofs.

8. Exterior opaque doors shall be painted to reasonably match the color of adjacent building cladding materials.

9. Exterior mechanical vents and grilles shall be either pre-finished vinyl or metal and shall be colored to reasonably match the color of adjacent building cladding materials.

10. The gazebo may be of a wood-like material and be left natural wood color or a finished color. The gazebo roof may have asphalt dimensional shingles or other appropriate residential-character material.

11. E.I.F.S. shall not be used, except as a minor accent material.

D) ARCHITECTURAL REQUIREMENTS

1. All elevations visible from the public right-of way shall feature enhanced finishes to include additional brick, stone or masonry, as generally depicted on the elevations approved as part of the Development Plan.

2. All rooftop mechanical units shall be fully screened on all four sides, with a height to exceed the installed equipment, either by raising the parapet around the top of the building or by providing approved screening material. Screening design and material shall be architecturally compatible with the remainder of the building.

3. Placement of all non-roof mounted mechanical equipment shall comply with Section 1136.08 of the Codified Ordinances.

V. OPEN SPACE REQUIREMENTS

A) Open space shall be as shown on the approved development plan and may be permitted to deviate from the standards of code section 1101.09(b) provided the following criteria are met:

1. Natural scenic character is preserved where applicable.

2. Recreation, educational and/or social facilities are proposed within the development for residents. On-site amenities including but not limited to fitness rooms, game rooms, activity rooms, resident computer stations, library, art spaces and community rooms and lounges are permitted to be counted towards the fulfillment of open space requirements.

3. Courtyard areas around the building feature enhanced landscaping over code requirements.

B) An 8-foot-wide multi use path shall be installed along Holt Road and connect internally to Lake Lanier Drive to act as a connection to the regional trail system.

VI. LANDSCAPING

A) Unless otherwise approved as part of the development plan, all landscaping shall comply with the provisions of Chapter 1136 of code.

B) A double staggered row of evergreen trees shall be planted along the eastern property line. Trees shall be a minimum of 6 feet at the time of planting.

C) The existing trees and foliage at the northeast corner of the site shall be preserved where feasible.

VII. SITE LIGHTING

A) Vehicular and pedestrian areas site shall be illuminated to ensure the safety of all users. Site lighting shall be permitted to deviate from the 0.5 footcandle requirement of code along the perimeter of the site where adjacent to single-family residents.

B) Light fixtures shall not exceed 28'-0" in height. Light fixtures located within 100 feet of a residentially zoned property shall not exceed 18 feet in height.

C) Lights shall have fully shielded, recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.

D) Canopy lighting shall be recessed within the canopy or use an opaque shield around the sides of the light. Globe style fixtures shall be shielded to prevent upward lighting and shall not exceed 14'-0".

E) Light fixtures in parking lots and mounting poles shall have a black finish.

A) Wall mounted fixtures should be decorative and complementary to the surrounding architecture.

VIII. FENCING

A) Fencing shall be limited to the areas as shown on the approved development plan.

B) Any fencing on site shall be decorative in nature. The use of stockade type fencing is prohibited.

IX. SIGNAGE

A) One (1) double face monument sign will be permitted and shall contain a masonry base matching the materials used on the primary structure. Each face of the sign shall not exceed 20 square feet in area.

X. STORMWATER

A) The stormwater basin shall comply with the type 1 planting and design requirements outlined in the City of Grove City Stormwater Design Manual.

"EXHIBIT A"

PROPERTY LINE
RIGHT OF WAY LINE
EXISTING CROSSWALK
PROPOSED HEAVY DUTY ASPHALT
PROPOSED LIGHT DUTY ASPHALT PAVEMENT
PROPOSED HD CONCRETE PAVEMENT
PROPOSED LD CONCRETE PAVEMENT
PROPOSED MULTI-USE TRAIL PAVEMENT
PROPOSED ADA PARKING SYMBOL
PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING
PROPOSED SIGN
PROPOSED WHEEL STOP
STOP PROPOSED STOP BAR
(12) PROPOSED PARKING COUNT
DEPRESSED CURB

GENERAL NOTES:

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, BY SURVEYOR: PAUL WANDER, P.S. WITH THE MANNIK & SMITH GROUP, INC., 20600 CHAGRIN BLVD., STE. 500, SHAKER HEIGHTS, OH 44122. PHONE: (330) 296-6879.

B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING

D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION..

G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON THE PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

J. ALL CURBS ON THE PLAN ARE 6 INCHES UNLESS NOTED OTHERWISE.

KEYED NOTES:

1. PROPOSED HEAVY DUTY ASPHALT PAVEMENT
2. PROPOSED LIGHT DUTY ASPHALT PAVEMENT
3. PROPOSED HEAVY DUTY CONCRETE PAVEMENT
4. PROPOSED ASPHALT PAVEMENT TO BE FLUSH WITH EXISTING
5. PROPOSED 6" CONCRETE CURB, SEE SITE DETAILS SHEET C702
6. PROPOSED CONCRETE SIDEWALK, SEE SITE DETAILS SHEET C702
7. PROPOSED 8.0 FOOT MULTI-USE TRAIL, SEE SITE DETAILS SHEET C700
8. PROPOSED GRASSED PAVERS FOR FIRE ACCESS, SEE SITE DETAILS SHEET C701
9. PROPOSED REMOVABLE BOLLARD, SEE SITE DETAILS SHEET C703
10. PROPOSED PERMANENT BOLLARD, SEE SITE DETAILS SHEET C703
11. PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
12. PROPOSED SHED
13. PROPOSED CONCRETE WHEEL STOPS (6), SEE SITE DETAILS SHEET C701
14. PROPOSED POLE MOUNTED ADA PARKING SIGN (5), SEE SITE DETAILS SHEET C703
15. PROPOSED POLE MOUNTED VAN ADA PARKING SIGN (1), SEE SITE DETAILS SHEET C703
16. PROPOSED PORTE-COCHERE (FOR PASSENGER VEHICLE ACCESS ONLY). REFER TO THE ARCHITECUAL AND STRUCTURAL PLANS FOR MORE INFORMATION
17. PROPOSED ADA RAMP, SEE SITE DETAILS SHEET C700
18. PROPOSED BIKE RACK, SEE SITE DETAILS SHEET C703
19. PROPOSED SHARED-USE PATH RAMP, SEE SITE DETAILS SHEET C700
20. PROPOSED DEPRESSED CURB, SEE SITE DETAILS SHEET C700
21. PROPOSED PAINTED PARKING STRIPING (TYP.). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED
22. PROPOSED MONUMENT SIGN, REFER TO THE SIGN DRAWINGS FOR MORE INFORMATION
23. PROPOSED STOP SIGN, SEE SITE DETAILS SHEET C703
24. PROPOSED COMMERCIAL DRIVEWAY APPROACH, SEE SITE DETAILS SHEET C700
25. PROPOSED TRAIL CONNECTION TO EXISTING SIDEWALK, SEE SITE DETAILS SHEET C700
26. BRICK PAVE CROSSWALK, SEE SITE DETAILS SHEET C702
27. PROPOSED LOCATION FOR RELOCATED CROSSWALK SIGN
28. PROPOSED CONCRETE PAD FOR TRANSFORMER
29. PROPOSED OBSERVATION AREA
30. LOCATION OF PROPOSED RECONFIGURATION TO A SOUTHBOUND LEFT TURN INTO SITE

SITE DATA TABLE			
	SQ.FT.	ACRES	PERCENT
LEGAL SITE AREA	182,459.28	4.145	
LIMITS OF DISTURBANCE	186,338.33	4.140	-
TOTAL SITE AREA	179,102.85	4.130	-
EXISTING PERVIOUS IN LOD	140,514.71	4.144	94.4%
EXISTING IMPERVIOUS IN LOD	2,579.58	0.265	1.8%
PROPOSED PERVIOUS IN LOD	77,797.11	1.788	42.4%
PROPOSED IMPERVIOUS IN LOD	103,382.68	2.423	57.6%

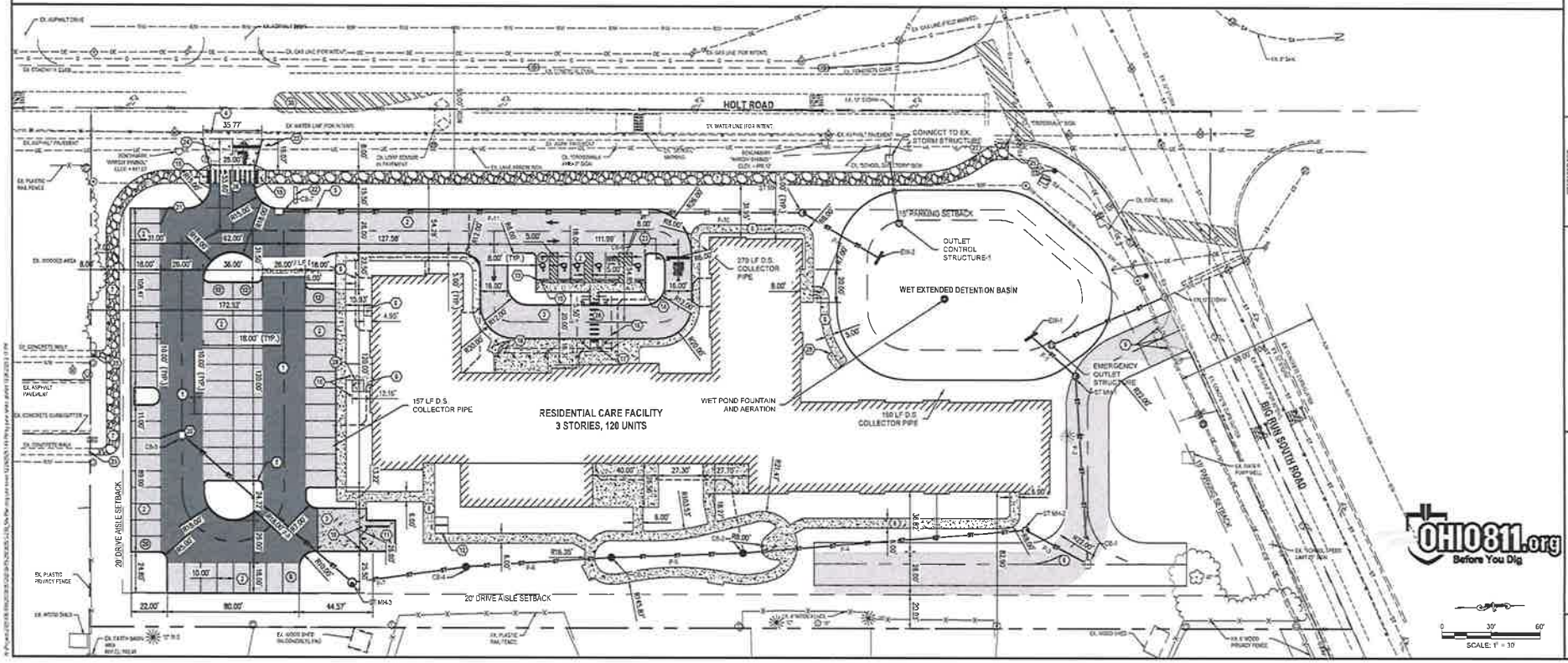
PARKING CALCULATION	
PROPOSED PARKING	64
PROPOSED ADA PARKING (VAN/TOTAL)	6
TOTAL PROPOSED PARKING	70

ASSUMED PAVEMENT DESIGN TABLE PERIMETERS	
DESIGN LIFE	20 YEARS
DESIGN ESAL	100,000 (LIGHT DUTY); 300,000 (HEAVY DUTY)
RELIABILITY	80%
ORIGINAL SERVICEABILITY INDEX	4.2 (FLEXIBLE PAVING); 4.5 (RIGID PAVING)
TERMINAL SERVICEABILITY INDEX	2.5
OVERALL STANDARD DEVIATION	0.45 (FLEXIBLE PAVING); 0.35 (RIGID PAVING)

RECOMMENDED ASPHALT PAVEMENT SECTIONS		
PAVEMENT MATERIALS	LIGHT DUTY (SL)	HEAVY DUTY
SURFACE COURSE	1.5	1.5
INTERMEDIATE COURSE	2.5	2.5
AGGREGATE BASE	6.0	10

RECOMMENDED CONCRETE PAVEMENT SECTIONS		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
CONCRETE	6.0	8.0
AGGREGATE BASE	6.0	8.0

Received By:
Grove City Development
12/26/25



MANNIK & SMITH GROUP, INC.
20600 CHAGRIN BLVD. SUITE 400
CLEVELAND, OHIO 44122
TEL: 216.831.0733

PROJECT DATE 09/2025
PROJECT NO 25.0025
DRAWN BY JH
CHECKED BY JCB

NO	DATE	BY	DESCRIPTION
1	10/30/25		PRELIMINARY SUBMITTAL
2	11/26/25		CITY COMMENTS
3	12/19/25		CITY COMMENTS
4	12/26/25		CITY COMMENTS

TECHNICAL EXCELLENCE. CREATIVE SPIRIT.

Mannik Smith GROUP

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
700 WEST LAKE STREET, SUITE 600
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

SITE PLAN

C-200