



DEVELOPMENT STANDARDS TEXT
For South Subarea A (PUD-C)

INTRODUCTION

Subarea A is part of a multi-use development project divided into five (5) Subareas, A-A-E. Subarea A is located on the east side of the Youngstown Zoning Text. The development is proposed to be a mixed-use community with regional and local retail, condominium, multi-family, and potential office/hotel uses. Subarea A is proposed to be a regional shopping center, and is bounded by proposed multi-family residential uses to the south and Township single-family residential to the east developed on septic tanks and wells. Existing highway uses and Stringtown Road form the west and north boundaries respectively.

The development will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers between the residential uses and commercial development, and open spaces to provide visual interest, reference points and identity. The development will also accommodate street and pedestrian connections to unify each individual development will to minimize traffic on the arterial streets. Unified throughout the property, the proposed road system, designed to serve existing and future development, will consist of the construction of Buckeye Parkway from the south to north property lines of the Property, three (3) east-west roads and the improvement Parkway/Stringtown Road and at Stringtown Road and the entrance road to Sub Area A (the "Interior Road"). The proposed existing road system provides logical boundaries for the Subarea, which is considered an independent district for zoning and development purposes. Proposed Buckeye Parkway is the north-south axis through the property.

The Master Landscaping Plan has been submitted establishing a general-landscaping plan for the entire Property. The landscaping plan filed as part of the Development Plan submitted for approval shall supplement the Master Landscaping Plan at Buckeye Parkway and Stringtown Road will be provided and will be complemented by a future feature at White Road and Buckeye Parkway to the south, as Subareas B and C are developed.

SUBAREA A (36.19 Acres)

The retail center will consist of approximately 395,000 square feet and may be developed in phases. Special attention will be provided to the design of all elevations of the center to maintain an established architectural theme with good aesthetic quality throughout the development of the retail center and its service areas. The same or compatible building materials and a common lighting, signage and landscaping ethic will also be incorporated to blend with the surrounding residential uses for total site compatibility. Future phasing will be controlled by market demand.

This sub area contains a mix of retail/commercial uses in an integrated shopping center environment with one or more well-connected anchor commercial user(s). Architecture, signage and landscaping elements will create a unified development appearance which shall result in a high quality site. A minimum of three (3) curb cuts will be permitted on Buckeye Parkway. A minimum of two (2) curb cuts from Stringtown Road will be permitted, two (2) with full signalization. The locations of curb cuts and any additional curb cuts are subject to the approval of the City Engineer.

A. DEVELOPMENT STANDARDS

(1) **Yard and Setback Requirements:**
Minimum setbacks from public right of ways shall be 25' for parking and 50' for buildings unless established at greater distances on the Development Plan.

(2) **Parking and Loading**
(a) Parking shall be one space per every 250 s.f. of building space. Notwithstanding zoning code provisions to the contrary, parking spaces may be installed measuring 9' x 18'.
(b) Loading areas, including loading dock doors, discard areas and/or display racks shall be screened from view from all public streets, except at access points by landscaping, mounding, walls or other buildings. Building materials and finishes shall be consistent with making the loading dock area appear as an element of the building.
(c) Parking layout and screening shall be per the Planning and Zoning Code and shall be shown on the Development Plan.
(d) A COTA bus stop shall be provided.
(e) Adequate bike racks shall be provided.
(f) "Anchor(s)", individual stores exceeding 100,000 square foot of building area shall provide, in general, a twenty-five (25) foot sidewalk/pedestrian area from front building facade to curb, and all other stores to provide in general, fifteen (15) foot sidewalk/pedestrian area from front building facade to curb.
(g) Pedestrian sidewalk(s) to be provided to parking area.
(h) Cart corrals shall be constructed of tubular steel or aluminum. All cart storage shall be contained within the retail center buildings.

(3) **Building Design and Materials**
(a) No building on Subarea A shall exceed 35' in height except for building parapets and architectural features.
(b) The buildings constructed on Subarea A shall comply in principle with the concepts depicted on the Conceptual Elevation(s) attached hereto on sheet A-2.1 of Plans. All buildings shall be finished on the front with stucco, eff. brick, glass, architectural concrete masonry unit, such as, but not limited to Quik Brick, or schemes of building fronts shall continue on the side and rear of buildings.
(c) All mechanicals shall be screened from off-site views by either parapet, landscaping, walls, wood fencing or buildings, individually or in combination thereof.
(d) The exterior material of any cooler or trash receptacle visible from the exterior of the building shall be of the same material as the building and shall be incorporated into the design of the building.
(e) A separation of buildings between the southern portion of tenants space and the west portion of tenants space is encouraged, including providing for a walkway to the southwest rear area. Pocket park space along the Center is also encouraged.

(4) **Waste and Refuse**
(a) All waste and refuse shall be contained and screened from view with a solid wall on three sides with a gate. Building materials for the wall shall be consistent with building materials for the building.
(b) Architecturally attractive and adequate trash containers shall be provided along the front facade of the center.

(5) **Utilities**
(a) All new utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. (This requirement does not apply to the relocation of existing utility lines. The City Code shall govern any cost sharing with the City for over sizing.
(b) Sharing of utility boxes is encouraged.

(6) **Signage and Graphics**
(a) Signage shall meet the exhibits as shown on sheets 1 and 2 and may vary from the requirements of Section 1145 of the Codified Ordinances.
(b) Directional signage shall be installed as required or approved by the City Engineer.
(c) Signage shall be prohibited on south and west elevation of buildings and allowed on front elevations only. However, signage will be allowed on any store with frontage on Buckeye Parkway.

(7) **Lighting** Except as otherwise herein stated:
(a) External lighting shall be cut off type fixtures.
(b) Parking and other exterior lighting shall be on poles or wall mounted cutoff fixture and shall be from the same luminary metal halide light and be consistent throughout the development of Subarea A, including Buckeye Parkway.
(c) Parking lot lighting shall be no higher than 35'.
(d) Cutoff type landscape and building up lighting shall be permitted.
(e) All lights shall be arranged to reflect light away from any street or adjacent property.
(f) Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
(g) All building illuminations shall be from concealed sources or pole mounted spots.
(h) No colored lights shall be used to light the exterior of buildings.
(i) Enhanced lighting candlepower to be provided on all anchor(s).

(8) **Landscaping**
(a) Landscaping around Buckeye Parkway shall be irrigated.
(b) A landscape/architectural/identification feature, to be approved as part of the Development Plan approval for Subarea A, and shall be constructed at the Stringtown Road/Buckeye Parkway corner.
(c) Landscaping shall be in accordance with City's approved "theme".
(d) The Master Landscape Plan shows the general perimeter landscape design for the Property.
(e) A street tree planting program shall be established along both sides of Buckeye Parkway, providing one tree every forty (40') feet.
(f) As many existing trees as possible shall be preserved.
(g) Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development.
(h) Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.
(i) The landscaping plans submitted as part of the Development Plan approval shall address the landscape/architectural features at public road entrances to the Property and the western most entrance from Stringtown Road to Subarea A and irrigation, lighting, mounding and/or fencing.
(j) Ponds shall be constructed, reviewed and approved by City Engineer, and shall be aerated and illuminated in order to maximize impact.
(k) Landscaping within the site shall, at a minimum comply with code and be reviewed and approved by the City's Urban Forester.
(l) Items such as pavers, scored concrete, benches, bollards, planters and street lamps shall be incorporated to provide variety and interest.
(9) **Outdoor Sales and Storage shall be limited to the following:**
(a) Sales on the sidewalk immediately in front of buildings during two periods per year, not to exceed seven (7) days each, provided that such sales may not block doors to any building and must be in accordance with Jackson Township Fire regulations.
(b) Sales and storage of seasonal items (defined as no more than three (3) sales periods per year not to exceed six (6) week time frame for each sale period) shall be permitted in that part of the parking lot designated as "Garden Center". A white picket fence, to be provided around sales area, four (4) feet high, enclosing all four sides of the area (with clearly defined entrances and exits). Product located in that area is to be maintained in a neat and clean condition. Sale items stored and sold in such area shall not be stacked to a height greater than six (6) feet. This shall not prevent the storage and sale of individual items, which are more than ten feet (10') high for example, Christmas trees.
(c) No materials, supplies, equipment, vending machines or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure with the exception of a and b of this section. Outside storage in the pedestrian spaces shall not be permitted, including cars and retail goods.
(d) Any outside storage/sales other than the above will be in violation of these development standards.

B. PENALTY
Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF COMMITMENT No. L156477

- (8) OMITTED.
- (9) OMITTED.
- (10) OMITTED.
- (11) OMITTED.
- (12) OMITTED.
- (13) OMITTED.
- (14) Easement to Columbus Southern Power Company of record in Instrument Number 20030109009353, Recorder's Office, Franklin County, Ohio. Affects subject parcel, as shown hereon.
- (15) OMITTED.
- (16) 15' Sanitary Sewer Easement to City of Grove City of record in Official Record 05548H19, Recorder's Office, Franklin County, Ohio. Does not affect subject parcel, as shown hereon.
- (17) Development and Restriction Agreement of record in Instrument Number 20011025024277, Recorder's Office, Franklin County, Ohio. Affects subject parcel, document is entirely non-survey issues, unable to be shown hereon.
- (18) "Declaration of Restrictions and Easements Regarding Outlets" of record in instrument number 200303180078904. Affects subject parcel as follows:

Article III (Utility Easements) -
Section 3.1b (Utility and Service Easements) states "... initial locations of the easements granted ... shall be in the locations shown on Exhibit G." The location of the Utility Facilities shall be subject to the reasonable approval of the owner across whose parcel the same are to be located. The centerline of all utility easements reserved hereunder shall be centered over the Utility Facilities as actually installed ... 20' easements that affect subject parcel. (As noted by the above statements and the fact that Exhibit G is not to scale or dimensioned, unable to show precise location of proposed easements.)
Section 3.2 (Signage and Landscaping Easement) states "Developer hereby reserves for the benefit of the Developer Parcel ... over and through that portion of Outlot G and that portion of Outlot J depicted as Signage and Landscape Easement on Exhibit H". Does not affect Subject parcel.
Section 3.3 (Developer Sign Easements) states "Developer hereby reserves for the benefit of the Developer Parcel ... over and through that portion of Outlot A and that portion of Outlot D depicted as Developer Sign Easement on Exhibit I." Does not affect Subject parcel.

Article IV (Access Easements) -
Section 4.1 (Access Easements) states "Developer shall construct a roadway on the Access Roads as generally depicted on the Site Plan and shall have the right to reorganize, relocate and rebuild all or any portion of the Access Roads ...". Affects subject parcel as subject parcel grants access easement rights based on the locations as stated above. (As noted by the above statements and the fact that Exhibit G is not to scale or dimensioned, unable to show precise location of proposed easements.)
All other issues contained in said Instrument are either non-survey issues or post development issues.

MISCELLANEOUS NOTES

DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.
ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDER GROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
NO SUBSTANTIAL VISIBLE IMPROVEMENTS SUCH AS SIGNS, BILLBOARDS, FENCES, STRUCTURES OR FOOTPATHS WERE OBSERVED ON THE SUBJECT PARCEL.
THE LAND DESCRIBED HEREON IS ENTIRELY CONTAINED WITHIN THE LAND AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT AS ISSUED BY LAWRENCE TITLE INSURANCE CORPORATION, COMMITMENT NO. L156477, EFFECTIVE DATE AUGUST 4, 2003 AT 6:59 A.M.
THE SITE CONTAINS NO TREES OVER 24". THEREFORE, THE REQUIRED OVERLAY MAP IDENTIFYING TREES WAS NOT CREATED OR DELIVERED.
THE CERTIFIED NET ACREAGE AND THE CERTIFIED GROSS ACREAGE FOR SUBJECT SITE ARE THE SAME, 23.22 ACRES (1,011,289 SQUARE FEET).

STATEMENT OF ENCROACHMENTS

1) STORM SEWER ENCROACHES UPON SUBJECT PARCEL AS SHOWN HEREON. NO EASEMENT FOR STORM SEWER IN TITLE COMMITMENT.

ZONING DATA

SITE ZONING: PUD-C Planned Unit Development - Commercial
ZONING ORDINANCE: C-77-01, passed January 19, 2001
LANDSCAPE ORDINANCE: No specific landscape ordinance applies to this parcel. Landscape requirements are listed in Item B or the Development Text shown hereon. See Attached Text (This Sheet)

BENCHMARKS

BASED ON FRANKLIN COUNTY NAVD 1988 DATUM.

BM #	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM #1	(FRANK 125) ALUMINUM PLUG IN CONCRETE MONUMENT, 14.5' NORTH OF EXISTING C/L WHITE ROAD, 142' WEST OF C/L BUCKEYE PARKWAY.	766.10		
BM #2	(FRA LL2) BRASS PLATE ON NORTHWEST CORNER OF CULVERT NO. 758212 UNDER I-71 SOUTHBOUND ALONG WHITE ROAD, 36' SOUTH OF C/L OF WHITE ROAD, 25' SOUTHWEST OF SOUTHEAST CORNER OF CULVERT UNDER WHITE ROAD.	757.598		
TBM #1	3/4" IRON PIN SET WITH "ADVANCED TRAV" CAP.	767.50	684348.5725	1816208.6553
TBM #2	3/4" IRON PIN SET WITH "ADVANCED TRAV" CAP.	758.65	683211.9487	1816353.5078

HORIZONTAL CONTROL POINTS (CP)

BASED ON NAD83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

CP #	DESCRIPTION	NORTHING	EASTING	LATITUDE	LONGITUDE
CP #1	(FRANK 25) STAINLESS STEEL ROD DRIVEN TO A DEPTH OF 40 FT. 1.4 MI. WEST ALONG WHITE ROAD FROM JUNCTION WITH S.R. 104, TO SOUTHEAST CORNER OF JUNCTION WITH BRIAR HILL DR. 40.4 FT EAST OF THE C/L OF BRIAR HILL DR AND 15.7 FT SOUTH OF THE C/L OF WHITE ROAD.	682324.666	1813306.167	39°52'19.43536"	83°03'10.54663"
CP #2	(FRANK 125) ALUMINUM PLUG IN CONCRETE MONUMENT, 14.5' NORTH OF EXISTING C/L WHITE ROAD, 142' WEST OF C/L BUCKEYE PARKWAY.	682235.161	1815601.369	39°52'18.68869"	83°02'41.10170"

LOCAL UTILITY & GOVERNMENT AGENCY CONTACTS

GAS COLUMBIA GAS OF OHIO, INC. 920 GOODALE BLVD. COLUMBUS, OHIO 43212 (614) 460-2079	TELEPHONE AMERITECH 150 E. GAY ST., ROOM 6C COLUMBUS, OHIO 43215 (614) 223-8262
SANITARY, STORM, WATER CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OH 43123 (614) 227-3000	CABLE TV TIME WARNER CABLE 1265 Dublin Road COLUMBUS, OHIO 43215 (614) 481-5000
ELECTRIC AMERICAN ELECTRIC POWER 855 TECH CENTER DR. GAHANNA, OHIO 43230 (614) 464-7253	INSIGHT COMMUNICATIONS 3770 E. LIVINGSTON AVE. COLUMBUS, OHIO 43220 (614) 236-1292
STATE HIGHWAY PATROL 1970 WEST BROAD STREET COLUMBUS, OHIO 43215 (614) 466-2300	WIDE OPEN WEST 2660 WHEELER PIKE COLUMBUS, OHIO 43232 (614) 236-3927

THE LOCATION OF THE UTILITIES SHOWN ON THE PLANS HAVE BEEN OBTAINED THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES AND BY FIELD SURVEY. GAS, ELECTRIC AND TELEPHONE FACILITIES ARE CURRENTLY BEING DESIGNED TO SERVE THE SUBJECT PARCEL. THERE ARE NO EXISTING FACILITIES ON OR NEAR THE PARCEL AT THIS TIME.

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

ALTA/ACSM SURVEY
OF
23.22 ACRES

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

4605 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7751

SCALE: 1" = 60'
DATE: SEP 19, 2003
REV: OCT. 8, 2003
REV: OCT. 16, 2003

SHEET 2 / 2