



CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
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**DEVELOPMENT PLAN
 APPLICATION
 FEE \$300.00**

Date Submitted 9-08-09

PROJECT INFORMATION		
PROJECT NAME Grand Oakes Event and Business Center		
PROPERTY LOCATION/ADDRESS 1781 Gateway Circle, Grove City		
PARCEL TAX ID # 040-004147		
EXISTING ZONING PUD-I	PROPOSED ZONING PUD-I	
PROPERTY OWNER(S) Gateway Capital Holdings		
MAILING ADDRESS 1667 Gateway Circle, Grove City, Ohio 43123		
DAYTIME TELEPHONE () 614-871-3660	FAX NUMBER () 614-871-3666	E-MAIL Marcia@Maverickbldr.com

APPLICANT/AGENT		
NAME OF APPLICANT Marcia Campbell		
MAILING ADDRESS 1667 Gateway Circle, Grove City, Ohio 43123		
DAYTIME TELEPHONE () 614-871-3660	FAX NUMBER () 614-871-3666	E-MAIL Marcia@Maverickbldr.com
DESIGNATED CONTACT PERSON Marcia Campbell	DAYTIME TELEPHONE () 614-206-2818	

I, Marcia Campbell, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant Marcia Campbell

Date 9-8-09

Signature of Owner Paul Miller

Date 9-8-09

FOR OFFICE USE ONLY			
DATE RECEIVED	PAYMENT RECEIVED/AMOUNT	RECEIVED BY	CHECK #
DATE SCHEDULED FOR PC	APPROVED PLAN ATTACHED YES NO	TEXT INCLUDED YES NO	
PROJECT ID #	PLANNING COMMISSION ACTION APPROVED DISAPPROVED		

THE CITY OF GROVE CITY

DEVELOPMENT PLAN APPLICATION CHECKLIST

Please submit eighteen (18) copies of the following information in addition to the \$300.00 Development Plan fee no later than 4:00 PM two (2) weeks prior to the Planning Commission meeting you wish this application to be considered. Please be advised that plans must be folded and no application shall be considered complete without the proper fee.

Place all the following information on a scaled drawing on a 24" x 36" sheet.

- ✓ 1. A title block in the lower right hand corner containing:
 - "Development Plan"
 - Project Title and City Project No.
 - Name and address of Owner
 - Date
- ✓ 2. Location Map.
- ✓ 3. North Arrow. (up or to the left)
- ✓ 4. The property dimensions and boundary lines of the site, including total acreage and /or total square footage of site and the approximate distance to the nearest cross street.
- ✓ 5. All existing or proposed building locations on or adjacent to the property including existing structures per the BOCA and Ohio Fire Code as well as access points on and adjacent to the property. (Chap. 1511)
- ✓ 6. All setbacks and building lines. (Chap. 1135.10)
- ✓ 7. All existing public streets or private drives with street names, right-of-way and pavement width, median openings and all turn lanes. (Chap. 901)
- ✓ 8. All railroad and utility right-of-ways and / or easements, parks or other public/open spaces and corporation lines within or adjacent to the tract.
- ✓ 9. Proposed areas of dedication, if necessary, including streets, alleys, easements, or reserves by deed covenant with the condition proposed to the tract. (Chap. 1141.01a)
- ✓ 10. Points of ingress / egress to the property including design and spacing of driveways in accordance with Chapter 1105 of the Codified Ordinances.
- ✓ 11. Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features. (Chap. 1136)
- ✓ 12. Parking area including number and layout of spaces, aisle width, garbage pick-up location (including privacy fencing around dumpster, area, with gates), per Ohio Fire Code and handicapped parking spaces. (Chap. 1136, 1511)
- ✓ 13. Screening walls and location, type of screening wall, either living, masonry, or privacy fencing. (Chap. 1136.08)
- ✓ 14. Indicate all areas to be landscaped, type of landscaping, and total square footage of landscaped areas in accordance with Chapter 1136 of the Codified Ordinances.
- ✓ 15. Show all mechanical equipment to be located on exterior of buildings. (HVAC, Exhaust Vents, Hoods, etc.) (Chap. 1341)

- ✓ 16. Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract, or that will be used in developing the tract, indicating pipe sizes, grades, and locations including fire hydrants existing and proposed. (Chap. 953, 939, 1101)
- ✓ 17. All proposed water and sewer lines with sizes indicated and location of valves, fire hydrants, manholes, and other appurtenances or structures shown. (Chap. 953, 939, 1101)
- ✓ 18. All proposed or existing water and sewer connections, meter locations, size of meters, with meter and /or detector check valve vaults indicated. (Chap. 1101, 1103, 1133, 1307)
- ✓ 19. Finished floor elevation of proposed or existing structures on the site referenced to sea level datum. (Chap. 1101, 1103, 1133, 1307)
- ✓ 20. Existing and proposed contours of the tract in intervals of one foot or less, referenced to sea level datum. (Chap. 1101.05g)
- ✓ 21. Proposed or existing on and offsite inlets, culverts or other drainage structures. (Chap. 1322, 1323)
- ___ 22. Proposed signage for the entire site to include permitted square footage of all signs and permitted height and location of pole signs. (However, separate application for signage must be approved and sign permit issued.) (Chap. 1101.08)
- ✓ 23. Proposed area lighting showing detail of each fixture and height. (on building and around parking area) (Chap. 1139.03)
- ✓ 24. Zoning of the property as it now stands and the proposed zoning. (Chap. 1101)
- ✓ 25. Proposed use of the site or buildings. (Chap. 1101.08)
- ✓ 26. Storm water retention in accordance with section 1101.05 (g).
- ✓ 27. Size of the building in square feet See Table 1135.10-I, 1135.12-II and 1135.14- III.
- ✓ 28. Height of all structures including site lighting poles. (Chap. 1101)
- ✓ 29. Number of living units, by number of bedrooms, if applicable. (Chap. 1135.10(g)(7))
- ✓ 30. A certificate by a registered land surveyor or engineer that the premises covered by the plan have been surveyed, that the plan is correct, and that the monuments shown on the plat will be set in accordance with Section 1101.051.
- ✓ 31. Color rendering for all elevations or facades of building with proposed materials and colors. Rendering must be 11 x 17 foldable sheet(s).
- ✓ 32. Compliance to National Flood Insurance Program Community Panels No. 390173-0001 through 4. Show 100-year flood plain. (Chap. 1329)
- ✓ 33. Site plan to be signed by an engineer or surveyor registered in the State of Ohio. (Chap. 1101.05)
- ✓ 34. Signature block as follows:

City Administrator	
Service Director	
Review for the City of	
Grove City	
Jackson	
Township Fire Department	
- ✓ 35. Compliance with Historical Preservation Area requirements, if applicable, Chapter 1138 of the Codified Ordinances.
- ✓ 36. A narrative description of the project of at least one paragraph in length.

NOTE: Revision of ANY PORTION of a site plan requires submission of the ENTIRE site plan.

Grand Oaks Event and Business Center

Grand Oaks Event and Business Center will be a new facility located at 1781 Gateway Circle, Grove City, Ohio, near the intersection of I-71 and Stringtown Road. It will consist of a 12,095 square foot building on 2.9 acres, and will be utilized as an upscale conference and banquet facility. It will be available for any business or social event, such as conventions, educational workshops, seminars, weddings, concerts, plays, and a wide variety of other events. The building will include a large ballroom with built-in stage, a large adjoining gallery/lobby area with fireplace, and a large outdoor space consisting of a combination of solid surface patio with covered porch and fireplace, and landscaped lawn.

Grand Oaks will be owned and operated by Peggy and Randy Mosher, residents of Grove City.