

## M E M O R A N D U M

**TO:** Planning Commission, Grove City, Ohio

**CC:** Mayor Richard (Ike) Stage; City Administrator Chuck Boso

**FROM:** GCD Development, LLC

**DATE:** May 19, 2014

**RE:** Lot split of 11.884 acres for Lot 5, Gateway Business Park

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The Byers Family of Automobile Dealerships is pleased to present for your consideration its request for a lot split to facilitate construction of the Byers Chevrolet dealership on Lot 5, Gateway Business Park. A special use permit for the dealership has been granted and the development plan has been approved by Grove City Council.

### **I. Overview of Development**

GCD Development, LLC, an affiliate of the Byers Family of Automobile Dealerships, owns Lot 5 of Gateway Business Park and plans to create a mixed use development on the property. The first phase of the development will be to construct a Byers Chevrolet dealership on the southernmost portion of Lot 5. Doing so requires a lot split of a parcel which will contain approximately 11.844 acres as depicted on the survey accompanying this application. The property will be leased to, and the dealership operated by, Byers Chevrolet, LLC. The property is currently undeveloped.

### **II. The Applicant**

The Byers family has been in business in central Ohio since 1897. They currently own and operate 16 dealerships at 9 locations in several communities in central Ohio. Their dealerships are known for the personal, high integrity customer relations and service and competitive pricing. Their dealerships are modern, attractive, well landscaped and scrupulously maintained. General Motors and other dealerships have very strict appearance and operating standards, which along with local codes ensure high quality facilities. Throughout this project, the Byers family and its advisors have worked closely with Grove City Council, City Staff, Mayor Ike Stage, Development Director Chuck Boso, Development Officer Kyle Rauch, and others to ensure a high quality and attractive development.

### **III. The Dealership**

The Chevrolet dealership to be situated on the newly created parcel will conduct new and used car sales, and related activities, including service and mechanical and body service and repair. It is anticipated the dealership building will be located on this 11.844 acre site, improved with a two story structure with approximately 33,150 square feet (28,150 on the first floor and

MEMO: Grove City, Ohio City Council  
RE: Proposed Mix Use Development, Lot 5, Gateway Business Park  
DATE: May 19, 2014  
PAGE: 2

5,000 on the second floor) of showroom, service department, parts department, body shop, and offices. A total of 387 parking stalls, and 18 display stalls, are currently planned.

#### **IV. Conclusion**

The requested lot split is necessary to effect the previously approved development plan for the construction of the Byers Chevrolet dealership. We thank you for your consideration and approval of the requested lot split as the next necessary step to realizing this exciting project.

DESCRIPTION OF 11.844 ACRES OF LAND  
NORTH OF LONDON-GROVEPORT ROAD (S.R. 665)  
WEST OF NORTH MEADOWS DRIVE  
GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1434, being an 11.844 acre tract of land located in Lot 5 as delineated on the plat of "Gateway Business Park", of record in Plat Book 86, Page 4 and being part of that land as described in a deed to GCD Exchange Co., LLC of record in Instrument Number 201310160174691, (all references to records are on file in the Recorder's Office, Franklin County, Ohio), said 11.844 acre tract being more particularly described as follows:

**Commencing** at a 5/8" rebar found (no cap) in the westerly right-of-way line of North Meadows Drive (60 foot wide), at the southeasterly corner of said Lot 5, at the northeasterly corner of Lot 2A as delineated on the plat of "Gateway Business Park Resubdivision of Lot No.2, Dedication of Meadow Pond Court and Easements", of record in Plat Book 107, Page 8, and at the southeasterly corner of that 0.295 acre tract as described in a deed to the City of Grove City, Ohio, (for public use as a right-of-way) of record in Instrument Number 201308090136984;

Thence North 88°27'41" West, along the southerly line of said Lot 5, the northerly line of said Lot 2A, and the southerly line of said 0.295 acre tract, a distance of 10.00 feet to an iron pin set at a southwesterly corner of said 0.295 acre tract and being the **True Place of Beginning** of the 11.844 acre tract herein described:

Thence North 88°27'41" West, continuing along the southerly line of said Lot 5, the northerly line of said Lot 2A, and along the northerly line of Lot 2B as delineated on said plat "Gateway Business Park Resubdivision", a distance of 841.59 feet to an iron pin set at the southeasterly corner of that 0.258 acre tract (Parcel 19-WL, FRA-71-6.09) as described in a Judgment Entry on Settlement to the City of Grove City, of record in Instrument Number 201011040148252;

Thence North 22°16'44" East, along the easterly line of said 0.258 acre tract, the easterly limited access right-of-way line of Interstate 71, a distance of 441.02 feet to a 3/4" iron pipe (with a cap stamped "EMH&T) found at the northeasterly corner of said 0.258 acre tract, in the easterly line of that 14.859 acre tract (Parcel 18-WL, FRA-71-6.09) as described in a deed to the City of Grove City, Ohio of record in Instrument Number 201005260064706 and in the westerly line of said Lot 5;

Thence North 31°12'06" East, along the westerly line of said Lot 5, along the easterly limited access right-of-way line of Interstate 71, the easterly line of said 14.859 acre tract, a distance of 486.07 feet to an iron pin set;

Thence South 58°47'54" East, into said Lot 5, a distance of 460.00 feet to an iron pin set;

Thence South 72°41'28" East, continuing through said Lot 5, a distance of 125.66 feet to an iron pin set in the arc of a curve in the westerly line of said 0.295 acre tract, the new right-of-way line of North Meadows Drive;

Thence along the arc of a non-tangent curve to the left, along the westerly line of said 0.295 acre tract, the new right-of-way line of North Meadows Drive, having a central angle of 09°10'01", a radius of 1040.00 feet, an arc distance of 166.39 feet to an iron pin set at a point of tangency, said arc being subtended by a chord bearing South 12°43'31" West, a chord distance of 166.22 feet;

Thence South 08°08'32" West, continuing along the westerly line of said 0.295 acre tract, the new right-of-way line of North Meadows Drive, a distance of 332.76 feet to an iron pin set at a point of curvature;

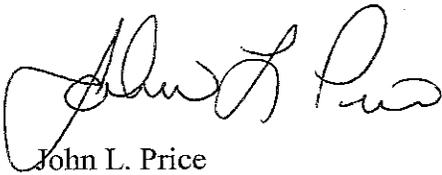
Page two  
11.844 acres

Thence continuing along the westerly line of said 0.295 acre tract, the new right-of-way line of North Meadows Drive, along the arc of a curve to the left, having a central angle of  $05^{\circ}35'46''$ , a radius of 815.00 feet, an arc distance of 79.60 feet to the **True Place of Beginning** and containing 11.844 acres of land, said arc being subtended by a chord bearing South  $05^{\circ}20'38''$  West, a chord distance of 79.57 feet;

Bearings are based on North  $08^{\circ}08'32''$  East along the centerline of North Meadows Drive as delineated on the plat "Gateway Business Park", of record in Plat Book 86, Page 4, on file in the Recorder's Office, Franklin County, Ohio.

The foregoing description has been prepared from an actual field survey of the premises by BRH Group, Inc., under the direct supervision of John L. Price, Professional Surveyor No. 7159. Iron pins referenced as being set are  $5/8''$  rebar, 30" long with a plastic cap stamped "BRH GROUP".

BRH Group, Inc.

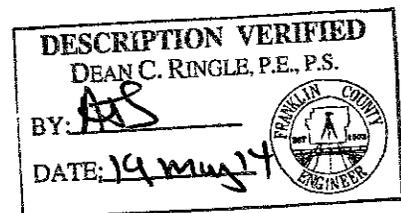


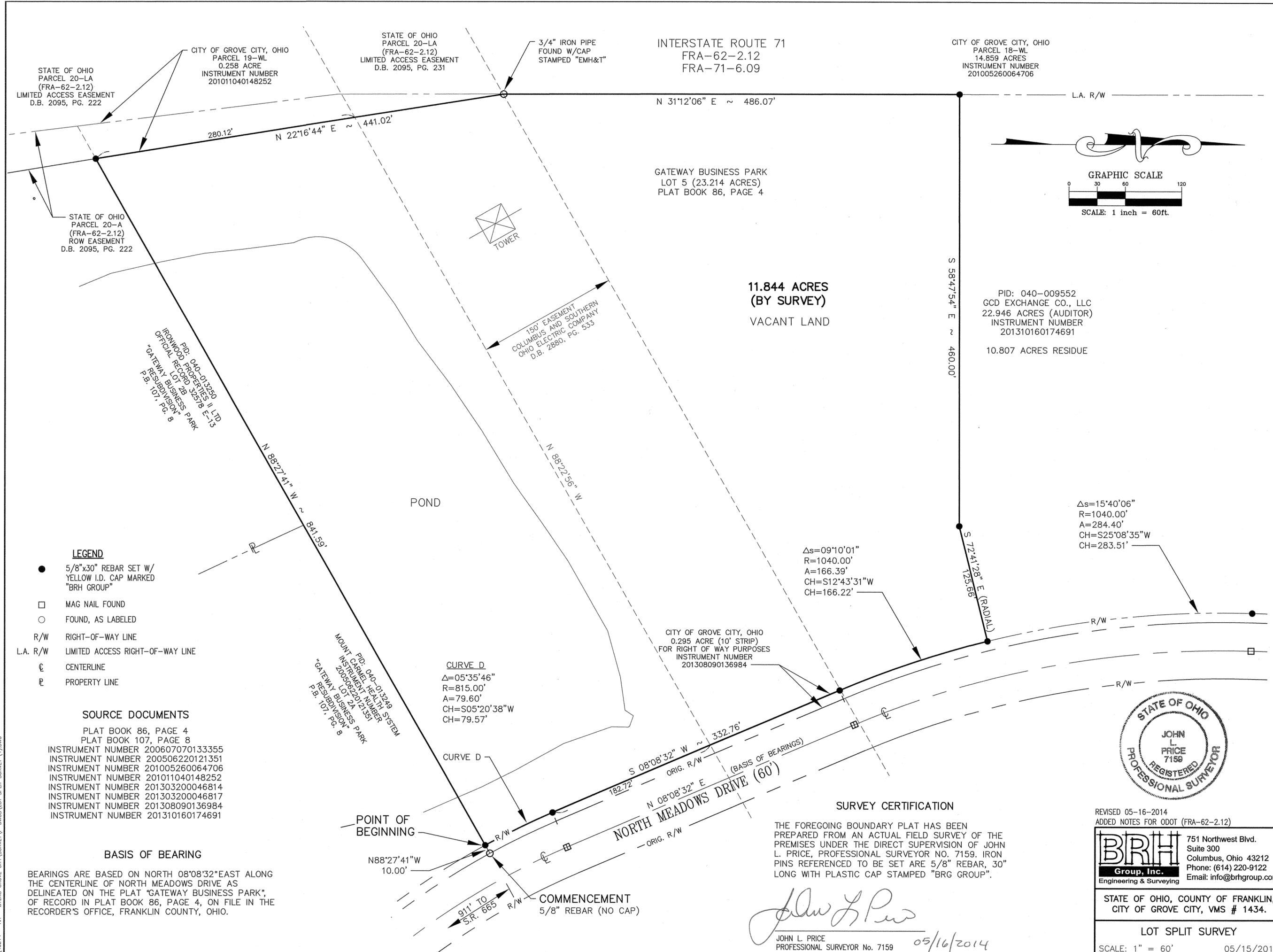
John L. Price  
Professional Surveyor No. 7159  
Project 40214 (revised 05-16-2014)

05/16/2014



M-82-BA  
Split  
11.844 acre  
out of  
(040)  
9552





STATE OF OHIO  
PARCEL 20-LA  
(FRA-62-2.12)  
LIMITED ACCESS EASEMENT  
D.B. 2095, PG. 222

CITY OF GROVE CITY, OHIO  
PARCEL 19-WL  
0.258 ACRE  
INSTRUMENT NUMBER  
201011040148252

STATE OF OHIO  
PARCEL 20-LA  
(FRA-62-2.12)  
LIMITED ACCESS EASEMENT  
D.B. 2095, PG. 231

INTERSTATE ROUTE 71  
FRA-62-2.12  
FRA-71-6.09

CITY OF GROVE CITY, OHIO  
PARCEL 18-WL  
14.859 ACRES  
INSTRUMENT NUMBER  
201005260064706

STATE OF OHIO  
PARCEL 20-A  
(FRA-62-2.12)  
ROW EASEMENT  
D.B. 2095, PG. 222

GATEWAY BUSINESS PARK  
LOT 5 (23.214 ACRES)  
PLAT BOOK 86, PAGE 4

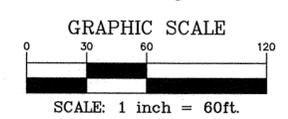
11.844 ACRES  
(BY SURVEY)  
VACANT LAND

PID: 040-009552  
GCD EXCHANGE CO., LLC  
22.946 ACRES (AUDITOR)  
INSTRUMENT NUMBER  
201310160174691

10.807 ACRES RESIDUE

PID: 040-013250  
OFFICIAL RECORD 3-15-78 E-13  
"GATEWAY BUSINESS PARK  
RESUBDIVISION"  
P.B. 107, PG. 8

150' EASEMENT  
COLUMBUS AND SOUTHERN  
OHIO ELECTRIC COMPANY  
D.B. 2880, PG. 533



**LEGEND**

- 5/8"x30" REBAR SET W/  
YELLOW I.D. CAP MARKED  
"BRH GROUP"
- MAG NAIL FOUND
- FOUND, AS LABELED
- R/W RIGHT-OF-WAY LINE
- L.A. R/W LIMITED ACCESS RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ℙ PROPERTY LINE

**SOURCE DOCUMENTS**

- PLAT BOOK 86, PAGE 4
- PLAT BOOK 107, PAGE 8
- INSTRUMENT NUMBER 200607070133355
- INSTRUMENT NUMBER 200506220121351
- INSTRUMENT NUMBER 201005260064706
- INSTRUMENT NUMBER 201011040148252
- INSTRUMENT NUMBER 201303200046814
- INSTRUMENT NUMBER 201303200046817
- INSTRUMENT NUMBER 201308090136984
- INSTRUMENT NUMBER 201310160174691

**BASIS OF BEARING**

BEARINGS ARE BASED ON NORTH 08°08'32" EAST ALONG  
THE CENTERLINE OF NORTH MEADOWS DRIVE AS  
DELINEATED ON THE PLAT "GATEWAY BUSINESS PARK",  
OF RECORD IN PLAT BOOK 86, PAGE 4, ON FILE IN THE  
RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**CURVE D**  
Δ=05°35'46"  
R=815.00'  
A=79.60'  
CH=S05°20'38"W  
CH=79.57'

**CURVE D**

CITY OF GROVE CITY, OHIO  
0.295 ACRE (10' STRIP)  
FOR RIGHT OF WAY PURPOSES  
INSTRUMENT NUMBER  
201308090136984

Δs=09°10'01"  
R=1040.00'  
A=166.39'  
CH=S12°43'31"W  
CH=166.22'

Δs=15°40'06"  
R=1040.00'  
A=284.40'  
CH=S25°08'35"W  
CH=283.51'

**SURVEY CERTIFICATION**

THE FOREGOING BOUNDARY PLAT HAS BEEN  
PREPARED FROM AN ACTUAL FIELD SURVEY OF THE  
PREMISES UNDER THE DIRECT SUPERVISION OF JOHN  
L. PRICE, PROFESSIONAL SURVEYOR NO. 7159. IRON  
PINS REFERENCED TO BE SET ARE 5/8" REBAR, 30"  
LONG WITH PLASTIC CAP STAMPED "BRG GROUP".

*John L. Price*  
JOHN L. PRICE  
PROFESSIONAL SURVEYOR No. 7159

05/16/2014



REVISED 05-16-2014  
ADDED NOTES FOR ODOT (FRA-62-2.12)

**BRH** Group, Inc.  
Engineering & Surveying  
751 Northwest Blvd.  
Suite 300  
Columbus, Ohio 43212  
Phone: (614) 220-9122  
Email: info@brhgroup.com

STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF GROVE CITY, VMS # 1434.

**LOT SPLIT SURVEY**

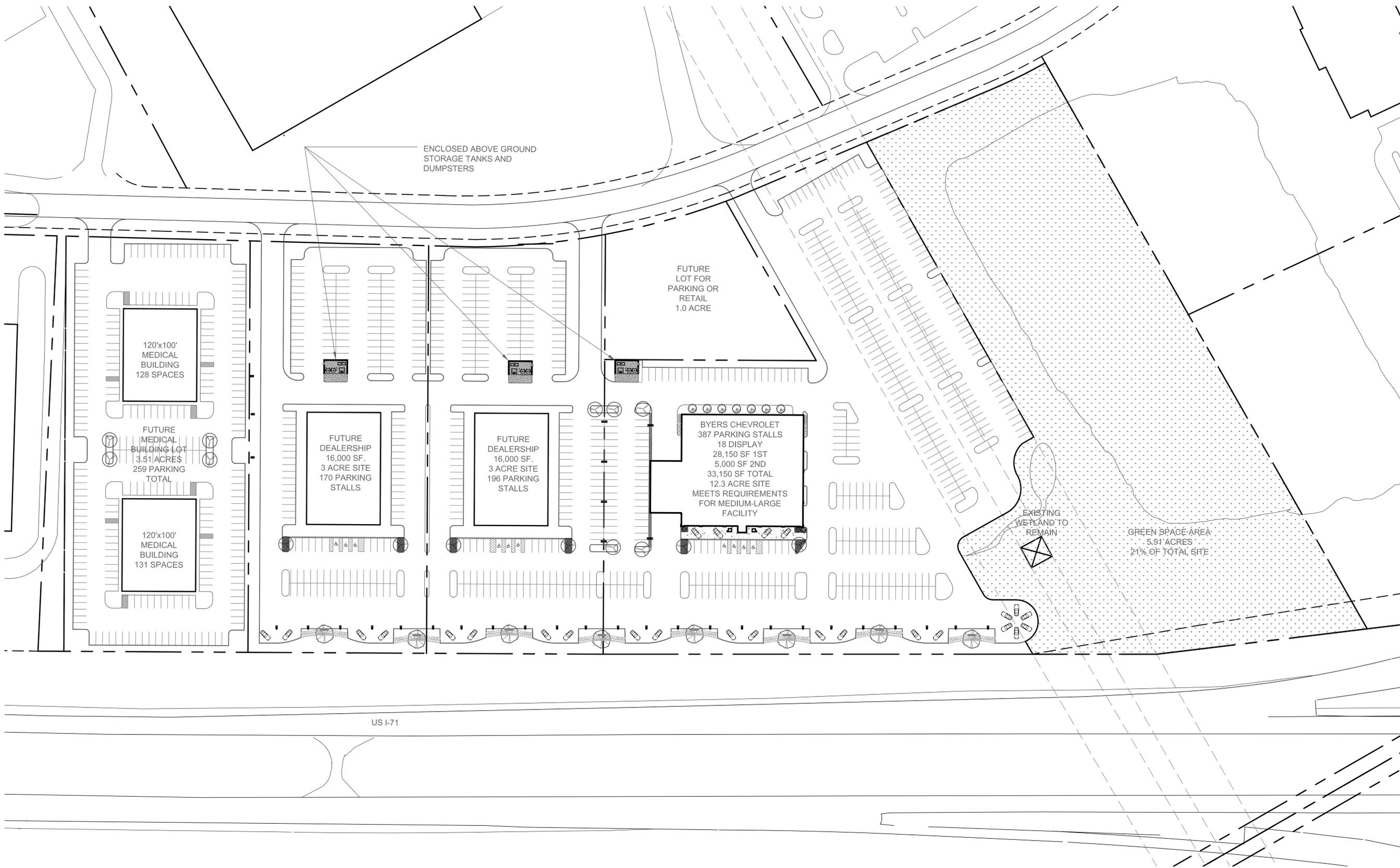
SCALE: 1" = 60' 05/15/2014

Y:\40214 - AA - BYERS GROVE CITY SURVEY\F-DWG\LOT\_SPLIT\_SURVEY (1).DWG



# BYERS CHEVROLET GROVE CITY

NORTH MEADOWS DR., GROVE CITY, OHIO 43213



Seal

Drawings

■	Preliminary	07 / 10 / 13
□	Bid Set	
□	Permit Set	
□	Construction	

Revisions

△	
△	
△	
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△	
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△	
△	
△	

**1** SITE PLAN  
SCALE 1" = 60'-0"

ARCHITECTURAL ALLIANCE  
16 NORTH FIFTH STREET | COLUMBUS, OHIO 43215  
P: 614.220.2000 | F: 614.220.2001 | www.aalliance.com

Project Number  
A13\_072  
Sheet Title  
SITE PLAN  
Sheet Number