

VILLAGE AT GANTZ MEADOWS LLC.
 PID 040-013398-00
 2066 HOME RD.
 9.393 AC.
 ZONED SF-1
 (SINGLE FAMILY RESIDENTIAL)

- EX. CB 1
TC=769.96
S. INV.=765.76
N. INV.=767.36
- EX. CB 2
TC=780.59
S. INV. 774.29
E. INV. 774.39
- EX. CB 3
TC=781.16
INV'S=775.81
- EX. CB 4
TC=779.60
S. INV.=776.70
N. INV.=776.50
- EX. CB 5
TC=779.91
INV.=776.91

80% SHRUBBERY SCREEN
 ALONG THE WEST
 PROPERTY LINE WITH A 3'
 HIGH MOUND

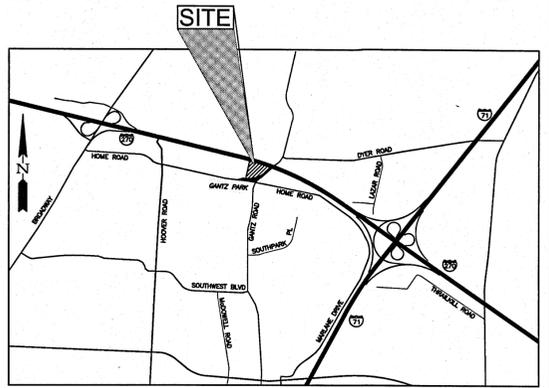
CITY OF GROVE CITY
 GANTZ PARK
 PID 040-007218-00
 9.374 AC.
 ZONED SD-3
 (RECREATION FACILITIES)

BENCHMARKS:

REFERENCE B.M. M 310 UNITED STATES COASTAL AND GEODETIC BENCHMARK, A BRASS DISK STAMPED "M 310 1967" FOUND AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF SOUTH HIGH STREET AND HOSACK STREET, 23 FEET SOUTH OF THE EXTENDED CENTERLINE OF HOSACK STREET, 18-1/2 FEET WEST OF THE WEST CURB OF SOUTH HIGH STREET. ELEV.=747.49' (NGVD 1929) - (746.89' - NAVD 1988)

B.M. #1 CHISELED BOX SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, APPROX. 100' E. OF THE E. PROPERTY LINE OF SUBJECT PROPERTY AND 200' S. OF THE NORTH PROPERTY LINE, JUST NORTH OF THE CHURCH ON THE WEST SIDE OF THE PARKING LOT AT THE SOUTHEAST CORNER OF A COVERED SHELTER. ELEV.=784.43' (NGVD 1929)

B.M. #2 RAILROAD SPIKE FOUND AT IN THE SOUTH SIDE OF A UTILITY POLE NEAR THE SOUTHWEST PROPERTY CORNER. ELEV.=759.29' (NGVD 1929)



BUILDING
 SINGLE STORY STRUCTURE
 EXISTING BUILDING AREA=38,265 SF
 EXISTING DETACHED SHELTER HOUSE AREA=3,300 SF
 PROPOSED CHURCH ADDITION AREA = 13,304 SF PLUS 2,241 SF PORTA-COCHERE
 HEIGHT OF ADDITION = 36'

PARKING
 10' PARKING SETBACK REQUIRED
 TOTAL PARKING PROVIDED (INCLUDING ADA) = 268 SPACES
 TOTAL A.D.A. SPACES PROVIDED = 7 SPACES
 PARKING SPACES VERSUS SEATS = 270 SPACES/800 SEATS = 1 SPACE/2.98 SEATS
 TYPICAL PARKING STALL DIMENSION=10'x18' (180 SF)
 24' MIN. WIDE DRIVE WAYS/BOTH DIRECTIONS

ALL PROPOSED PAVEMENT IS TO BE ASPHALT CONCRETE.

THE GAS LINE WHICH CROSSES THE NORTHEAST CORNER OF THIS PROPERTY IS COVERED BY A "BLANKET" EASEMENT GRANTED TO "ASHLAND OIL AND REFINING COMPANY", OF RECORD IN VOL. 1918, PG. 103, AND TO "OHIO RIVER PIPE LINE COMPANY", SUCCESSOR TO ASHLAND OIL AND REFINING COMPANY BY O.R. 2403, PG. D02. WE HAVE OBTAINED PERMISSION FROM MARATHON PIPE LINE LLC TO CONSTRUCT WITHIN 10' OF THE GAS LINE.

ALL SERVICE STRUCTURES SHALL BE SCREENED PER GROVE CITY ORDINANCE 1136.08. ALL TREES HAVING A CALIPER EQUAL TO OR OVER 6" SHALL BE PRESERVED WITH FENCING & SIGNAGE PER ORDINANCE 1136.10

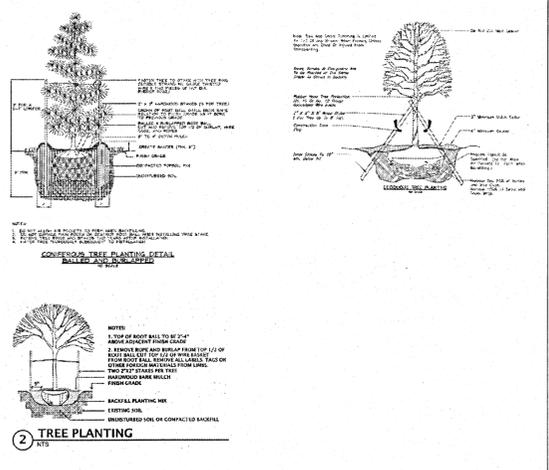
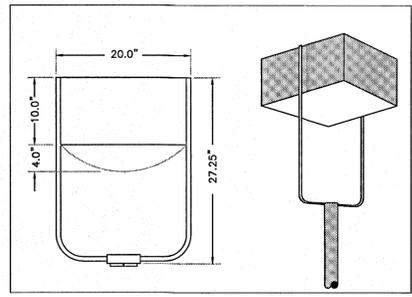
PROJECT SUMMARY/NARRATIVE
 THIS PROJECT CONSISTS OF A 13,304 SF PRE-ENGINEERED METAL BUILDING ADDITION AND A 2,241 SF PORTA-COCHERE, SLAB ON GRADE, R19 INSULATION IN WALLS, R38 INSULATION IN THE ROOF, BRICK AND VINYL SIDING, STANDING SEAM METAL ROOF, SPLIT SYSTEM GAS HEAT, ELECTRIC AIR CONDITIONING, APPROPRIATE ELECTRIC, PUBLIC UTILITIES ALONG WITH AN ASPHALT PARKING LOT EXPANSION. BUILDING USE IS A CHURCH INCLUDING SANCTUARY, OFFICES, LOBBY AND TOILET ROOMS. THE CHURCH WILL HAVE A SEATING CAPACITY OF 800 SEATS. A TOTAL OF 268 PARKING SPACES IS PLANNED FOR THE EXPANDED CHURCH. STORM SEWER TO COLLECT DOWNSPOUT DRAINS, AND SURFACE RUNOFF INTO DETENTION POND.

STORMWATER MANAGEMENT TO CONSIST OF 2 WET DETENTION BASINS LINKED WITH A 30" CULVERT TO PROVIDE STORM WATER QUALITY AND QUANTITY TREATMENT FROM THE INCREASE IN SURFACE STORM WATER RUNOFF. THE CRITICAL STORM IS CALCULATED TO BE THE 25 YEAR STORM AND STORMWATER IS NOT TO BE RELEASED AT A RATE EQUAL TO THE 1 YEAR PREDEVELOPMENT CONDITIONS. FOLLOWING TREATMENT THE STORMWATER IS RELEASED THROUGH AN OUTLET CONTROL STRUCTURE IN A 15" CULVERT TO A ROADSIDE DITCH, 30" CULVERT AND MARSH RUN CREEK.

PARCEL REPORT
 6.66 ACRES
 PARCEL ID : 040-1007355-00
 OWNER : CANAAN LAND CHURCH
 ADDRESS : 2777 GANTZ ROAD
 GROVE CITY, OHIO 43123

BASE ZONING REPORT
 EXISTING ZONING: SD-1 Educational

- LEGEND**
- ☆ EXISTING LIGHT POLE
 - ★ PROPOSED 32'-FT HIGH "WIDLIGHT" LIGHT POLE
 - ▨ PROPOSED ASPHALT PAVEMENT (NO CURB AND LANDSCAPE ISLANDS)



CERTIFICATION:
 I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY WAS PERFORMED ON THE PREMISES SHOWN HEREON AND THAT THE EXISTING FEATURES ON SAID PLAN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: *[Signature]*
 REGISTERED SURVEYOR No. *[Number]*



THIS PROJECT IS 100 YEAR FLOOD MAP RATED ZONE X PER FLOOD INSURANCE RATE MAP (FIRM), PANEL 318 OF 465, FRANKLIN COUNTY, OHIO MAP NUMBER 39049C0318K, JUNE 16, 2008.

PLAN PREPARED BY:



[Signature] Registered Engineer E-42181 No. *[Number]* Date *[Date]*

CITY ADMINISTRATOR		DATE	CHURCH EXPANSION CANAAN LAND CHURCH 2777 GANTZ ROAD GROVE CITY, OHIO 43123	
SERVICE DIRECTOR		DATE	SHEET TITLE: DEVELOPMENT PLAN	
CITY OF GROVE CITY REVIEWER		DATE	SCALE: 1" = 40'	SHEET: 1/1
JACKSON TOWNSHIP FIRE DEPARTMENT		DATE	CITY PROJECT NO.	DATE: JUNE, 2015

P:\Covenant Group\07 Maps Plans and drawings\development plan.dwg Fri, Jun 26, 2015 - 2:32pm