



171 Charring Cross Dr.
Westerville, OH 43081
Phone: (614) 891-4970
Fax: (614) 891-4984

July 24, 2015

City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123



RE: Lot Split Application Control Number 201506250042.
Site Narrative for proposed 1.500 Acre and 0.900 Acre Lot Splits for Days Inn, 1849
Stringtown Road.

The following project narrative is in response to a comment letter dated July 15, 2015, from the City of Grove City, for the proposed Lot Splits described above.

Andy Patel of Krrish Lodging, LLC, is the owner of a 4.898 acre tract of land with an existing Days Inn motel, at the Southeast corner of Stringtown Road and Marlane Drive. Mr. Patel wishes to divide the existing tract into three (3) new parcels consisting of a 1.500 acre lot split, a 0.900 acre lot split, and leaving a remainder tract of 2.28 acres. Adjoiners to the 4.898 acre tract are: Stringtown Road to the north; Waffle House Restaurant and Marlane Drive to the west; Cracker Barrel Restaurant to the south; and the ramp to southbound I-71 to the east.

The 1.500 acre (north tract) is currently under negotiations to be sold and developed as a restaurant use with interior seating. The existing Days Inn reception area, meeting room and bar/restaurant, within this tract, are to be demolished and a new building will be erected in accordance with the new restaurant owner's designs. Additionally, the north wing of the motel, located within the 0.900 acre lot split (middle tract) is to be demolished and replaced with green space, until a future time when an interest develops for the parcel.

Approximately 125 parking spaces exist on the southerly 0.900 acre lot split and 2.28 acre remainder tract. An additional 17 semi-truck parking spaces exist within these two tracts. The total parking of 142 spaces exceeds the parking space requirements of the Grove City Zoning Code for the two connected Days Inn motel buildings, to remain within the 2.28 acre (south tract).

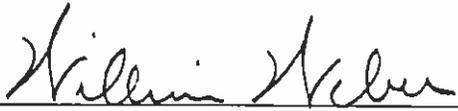
Owners of the new restaurant venture, within the 1.500 acre tract, will be responsible for all engineering, architecture, and permitting for their site development. If the new site design cannot meet parking space requirements, a reciprocal parking agreement will be created to allow parking within the middle and south tracts. Cross access easements will also be created for all parcels at the time of closing on the 1.500 acre north tract. Specific details of the cross access and reciprocal parking easements, as well as surface maintenance, will be established at a later time, as negotiations for the sale develop.

The 1.500 acre future restaurant parcel has separate water, gas, sewer and phone utilities and is not dependent on utilities from the tracts to the south, with the exception of electric. Development plans for the new restaurant building will address all utility connections. Electric service is readily available along Marlane Drive.

Signage on the 1.500 acre restaurant parcel will be reviewed and approved through the Grove City Permitting process, prior to any sign placement within the new use area. Permanent Signage on the remaining Days Inn tracts currently consists of a pole sign, with the Days Inn Logo, located at the southeasterly corner of the parent tract. A small monument or ground sign is planned for the existing curb cut entrance on Marlane Drive, near the Southwesterly corner of the Parent tract.

No new curb cuts to Marlane Drive are planned. The boundary line for the proposed 1.500 acre lot split follows current access to the existing curb cut to Marlane Drive, just south and adjoining the Waffle House parcel.

Prepared by P & L Systems, Inc.


Signature

7-24-15
Date



CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
 (614) 277-3000
 Fax (614) 277-3011
www.ci.grove-city.oh.us

RECEIVED
 JUL 24 2015
 GC PLANNING COMMISSION

**LOT SPLIT
 APPLICATION
 FEE \$50.00**

Date Submitted _____

PROJECT INFORMATION		
PROJECT NAME Days Inn Stringtown Rd. Lot Split		
PROPERTY LOCATION 1849 Stringtown Rd., Grove City, Ohio 43123		
PARCEL TAX ID # 040-000903-00		
EXISTING ZONING C2 - Retail Commercial District		
PROPERTY OWNER (S) Krrish Lodging , LLC. C/O Andy Patel		
MAILING ADDRESS 1849 Stringtown Rd., Grove City, Ohio 43123		
DAYTIME TELEPHONE 614 871-0440	FAX NUMBER 614 871-0440	E-MAIL almech98@gmail.com

APPLICANT/AGENT		
NAME OF APPLICANT P & L Systems, Inc. William Weber		
MAILING ADDRESS 171 Charring Cross Dr., Westerville, Ohio 43081		
DAYTIME TELEPHONE 614 891-4970	FAX NUMBER 614 891-4984	E-MAIL info@plsdis.com
DESIGNATED CONTACT PERSON William Weber	DAYTIME TELEPHONE 614 891-4970	

I, William Weber, 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. This request conforms to the requirements of Section 1135.08.

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 *William Weber* Date 7-21-15
 Signature of Owner *Andy Patel* Date 07/21/15

FOR OFFICE USE ONLY		
DATE RECEIVED	PAYMENT RECEIVED/AMOUNT	CHECK NUMBER
RECEIVED BY	DATE SCHEDULED FOR PLANNING COMMISSION	
PROJECT ID #	PLANNING COMMISSION ACTION APPROVED _____ DISAPPROVED _____	

REQUEST FOR LOT SPLIT

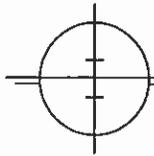
Per Section 1135.08 (a), *“No lot located within the corporate limits of the City, regardless of when or how created, shall be reduced in dimensions or area without the approval of the Planning Commission. The resulting lot dimensions, area, and yard dimensions, if a building exists on the lot, shall be equal to or greater than those required by this Zoning Code.”* (Ordinance C-9-82, Passed 3-15-82.)

Per Section 1135.08 (b), *“In order to be heard by Planning Commission, a fee of \$50.00, payable for deposit in the General Fund, shall accompany the application or petition. This fee is for the purpose of defraying the costs of plan review, legal, legislation, notices, official publications required by the City and any other incurred costs and shall not be refundable even though the application is disapproved by Planning Commission or Council.”* (Ordinance C-49-01, Passed 8-6-01.)

Please submit eighteen (18) copies of this application along with the \$50.00 fee to the Development Department not less than fourteen (14) days prior to the meeting date you wish this request to be heard. Applications will not be considered complete unless the \$50.00 fee accompanies request.

It is suggested the Applicant submit with this request Supplementary Information (i.e. Project Narrative, Site Plan, etc.) to support the Lot Split Request.

Please be advised that submitted drawings with this request are to be folded and placed on a scaled 24"x 36" sheet.



P & L Systems, Inc.
Surveyors • Engineers
Planners

171 Charring Cross Dr.
Westerville, OH 43081
Phone: (614) 891-4970
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**1.500 Acre
Boundary Description for
Lot Split**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8231, and being a 1.500 acre parcel of land out of an original 4.8981 acre tract conveyed to Krrish Lodging, LLC, in a Deed of Record, in instrument Number 201305310090468, and said 4.8981 acre tract being formerly a part of a 10.862 acre tract conveyed to Pure Oil Company in Deed Book 2509, Page 448, with all record references cited herein being of the Franklin County Recorder's Office, Columbus, Ohio, and said 1.500 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a spike found in the centerline of Stringtown Road (variable R/W), at the northwesterly corner of said 10.862 acre parcel and the northwesterly corner of the dedicated right-of-way of Marlane Drive (60' R/W), as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5;

Thence N 89° 21'26" E, along the centerline of Stringtown Road, the north line of said 10.862 acre parcel, and the north right-of-way line of said Marlane Drive Dedication, a distance of 56.71 feet to a point at the northeasterly corner of said Marlane Drive right-of-way;

Thence S 00° 38'34" E, along the east right-of-way line to Marlane Drive, a distance of 30.00 feet to a point at the intersection of the east right-of-way line to Marlane Drive with the south limited access right-of-way line to Stringtown Road, as said Stringtown Road right-of-way is shown on the Ohio Department of Transportation's Right-of-Way Plan, FRA 62-7.29, Project I-609 (11), Page 280, 1969, and said intersection point also being at the northwesterly corner of a 0.6342 acre parcel conveyed to Waffle House, Inc., in Official Record Volume 18015 A12;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line at said 0.6342 acre parcel, a distance of 180.04 feet to a 3/8 inch iron rod found with no cap at the southwesterly corner of said 0.6342 acre parcel and a westerly corner of said 4.8981 acre parcel, and said iron rod found being the true point of beginning of the parcel herein described;

PAGE 2 – 1.500 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT

Thence S 83° 30'01" E, along a southerly line of said 0.6342 acre parcel and the northerly line of said 4.8981 acre parcel, a distance of 150.00 feet to a 3/8 inch iron rod found with no cap at the southeasterly corner of said 0.6342 acre parcel and a westerly corner of said 4.8981 acre parcel;

Thence N 06° 29'59" E, along the easterly line of said 0.6342 acre parcel and a westerly line of said 4.8981 acre parcel, a distance of 188.33 feet to a 3/8 inch iron rod found with no cap at the northeasterly corner of said 0.6342 acre parcel, and said iron rod also being on the southerly right-of-way line to Stringtown Road;

Thence S 86° 39'39" E, along the southerly right-of-way line to Stringtown Road and through said 4.8981 acre parcel, a distance of 209.16 feet to an iron rod found with a cap stamped "LKN 5663" on the easterly line of said 4.8981 acre parcel and at the intersection of the southerly right-of-way line to Stringtown Road with the westerly limited access right-of-way line to Ramp A of Interstate Route Number 71, as shown on said O.D.O.T Right-of-Way Plan FRA 62-7.29;

Thence along the westerly right-of-way line to Interstate 71 and the easterly line of said 4.8981 acre parcel, the following two courses and distances:

S 08° 27'52" E, a distance of 250.46 feet to a 3/8 inch iron rod found in a concrete monument at an angle point in said line;

S 00° 50'55" E, a distance of 2.56 feet to an iron pin set;

Thence into and through said 4.8981 acre parcel, the following three courses and distances:

N 86° 52'16" W, a distance of 298.92 feet to a railroad spike set;

N 05° 00'16" E, a distance of 32.23 feet to a railroad spike set;

N 83° 30'01" W, a distance of 124.59 feet to a railroad spike set on the westerly line of said 4.8981 acre parcel and the easterly right-of-way line to Marlane Drive;

Thence N 06° 29'59" E, along the easterly right-of-way line to Marlane Drive and the westerly line of said 4.8981 acre parcel, a distance of 30.01 feet to the true point of beginning of the parcel described herein, containing 1.500 acres of land, more or less, and being subject to all easements, restrictions, covenants and rights-of-way of record.

PAGE 3 – 1.500 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT

The bearings as described herein are based upon the centerline bearing of Stringtown Road, being N 89° 21'26" E, as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5, Franklin County Recorder's Office, Columbus, Ohio.

The "iron pins set" as described herein, are 30 inches in length, 3/4 inch inside diameter, hollow iron pipes with yellow plastic caps stamped "P & L Syst."

This description was prepared by William Weber, Ohio Licensed Surveyor No. S-7808, of P & L Systems, Inc., from record information and an actual field survey of the premises conducted in June, 2015.



P & L Systems, Inc.

William Weber

7-24-15
Date

P & L SYSTEMS, INC.
SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

RECEIVED

JUL 24 2015

1.500 ACRE PLAT OF SURVEY FOR LOT SPLIT PLANNING COMMISSION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A 1.500 ACRE PARCEL OF LAND OUT OF A 4.8981 ACRE TRACT CONVEYED TO KRISH LODGING, LLC, IN INSTRUMENT NUMBER 201305310090468, AND SAID 4.8981 ACRE TRACT BEING FORMERLY A PART OF A 10.862 ACRE TRACT CONVEYED TO PURE OIL COMPANY, IN DEED BOOK 2509, PAGE 448, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

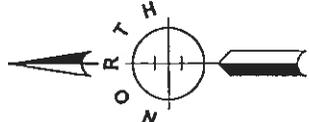
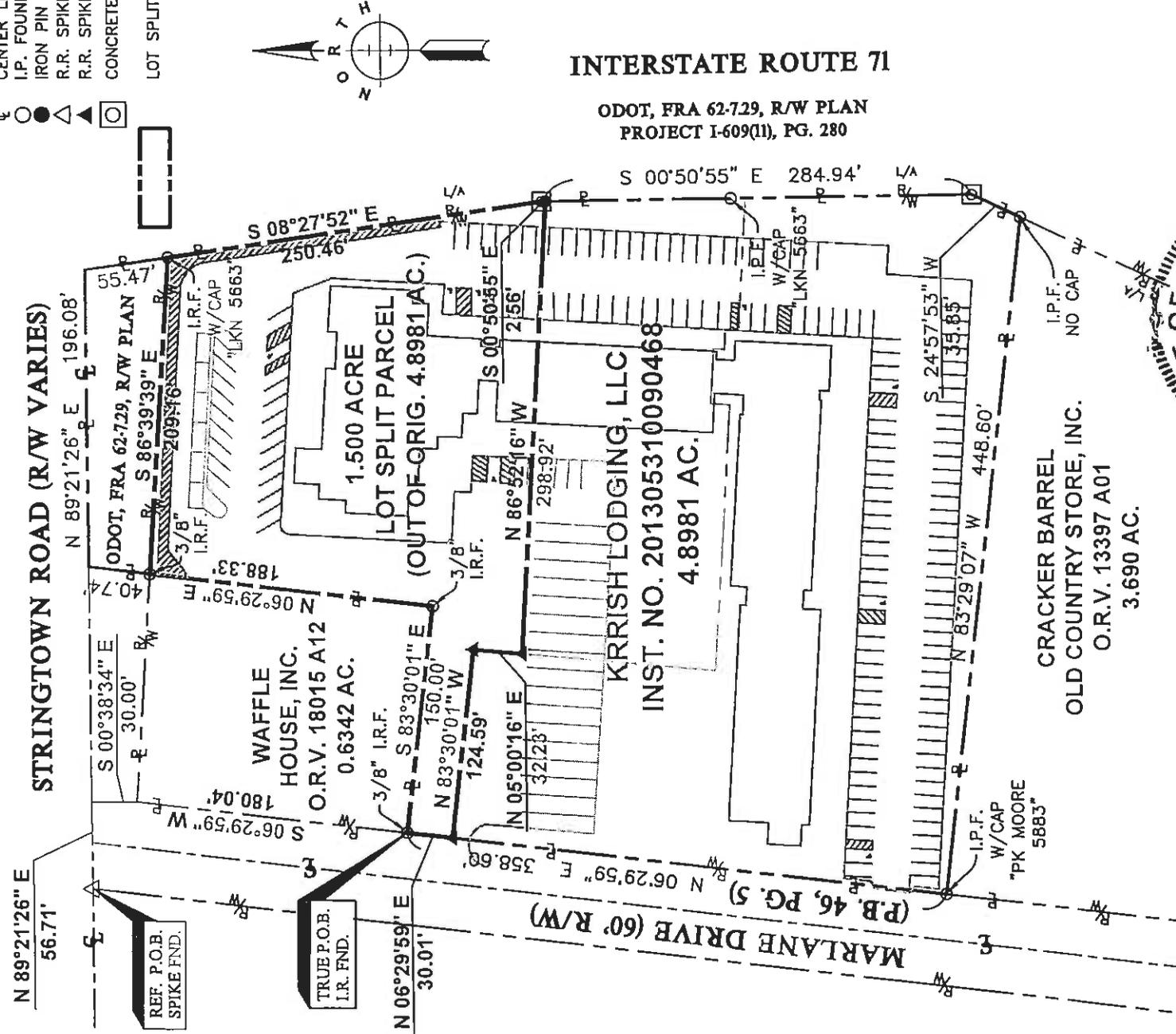


BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF STRINGTOWN ROAD, BEING N 89° 21'26" E, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF STREET AND EASEMENTS FOR GREATER HOST INN, LTD., PLAT BOOK 46, PAGE 5, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

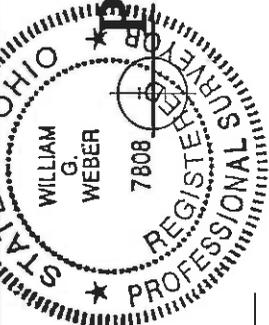
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE OF ROAD
- I.P. FOUND (AS NOTED)
- IRON PIN SET
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- CONCRETE MON. FOUND
- LOT SPLIT BOUNDARY



INTERSTATE ROUTE 71

ODOT, FRA 62-729, R/W PLAN
PROJECT I-609(1), PG. 280



CERTIFICATION:

I, WILLIAM WEBER, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

William Weber
SIGNATURE

7-24-15
DATE

P & L Systems, Inc.
Surveyors • Planners • Engineers
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GC PLANNING COMMISSION



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**0.900 Acre
Boundary Description for
Lot Split**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8231, and being a 0.900 acre parcel of land out of an original 4.8981 acre tract conveyed to Krrish Lodging, LLC, in a Deed of Record, in instrument Number 201305310090468 and said 4.8981 acre tract being formerly a part of a 10.862 acre tract conveyed to Pure Oil Company in Deed Book 2509, Page 448, with all record references cited herein being of the Franklin County Recorder's Office, Columbus, Ohio, and said 0.900 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a spike found in the centerline of Stringtown Road (variable R/W), at the northwesterly corner of said 10.862 acre parcel and the northwesterly corner of the dedicated right-of-way of Marlane Drive (60' R/W), as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5;

Thence N 89° 21'26" E, along the centerline of Stringtown Road, the north line of said 10.862 acre parcel, and the north right-of-way line of said Marlane Drive Dedication, a distance of 56.71 feet to a point at the northeasterly corner of said Marlane Drive right-of-way;

Thence S 00° 38'34" E, along the east right-of-way line to Marlane Drive, a distance of 30.00 feet to a point at the intersection of the east right-of-way line to Marlane Drive with the south limited access right-of-way line to Stringtown Road as said Stringtown Road right-of-way is shown on the Ohio Department of Transportation's Right-of-Way Plan, FRA 62-7.29, Project I-609 (11), Page 280, 1969, and said intersection point also being at the northwesterly corner of a 0.6342 acre parcel conveyed to Waffle House, Inc., in Official Record Volume 18015 A12;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line at said 0.6342 acre parcel, a distance of 180.04 feet to a 3/8 inch iron rod found with no cap at the southwesterly corner of said 0.6342 acre parcel and a westerly corner of said 4.8981 acre parcel;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line of said 4.8981 acre parcel, a distance of 30.01 feet to a railroad spike set;

PAGE 2 – 0.900 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT

Thence into said 4.8981 acre parcel, the following two courses and distances:

S 83° 30'01" E, a distance of 124.59 feet to a railroad spike set;

S 05° 00'16" W, a distance of 32.23 feet to a railroad spike set and the true point of beginning of the parcel herein described;

Thence S 86° 52'16" E, continuing through said 4.8981 acre parcel, a distance of 298.92 feet to an iron pin set on the easterly line of said 4.8981 acre parcel and the westerly limited access right-of-way line to Ramp A of Interstate Route 71, as shown on said O.D.O.T Right-of-Way Plan FRA 62-7.29;

Thence S 00° 50'55" E, along the easterly line of said 4.8981 acre parcel and the westerly right-of-way line to Interstate 71, passing an iron pin found with a cap stamped "LKN 5663" at 123.15 feet, a total distance of 132.72 feet to an iron pin set;

Thence into said 4.8981 acre parcel, the following seven courses and distances:

N 86° 50'51" W, a distance of 87.19 feet to a mag nail set;

N 03° 09'09" E, a distance of 8.57 feet to a mag nail set;

N 86° 50'51" W, a distance of 13.14 feet to a mag nail set;

N 03° 09'09" E, a distance of 7.13 feet to a mag nail set;

N 86° 52'16" W, a distance of 36.30 feet to a mag nail set;

S 03° 28'06" W, a distance of 12.67 feet to an iron pin set;

N 86° 41'59" W, a distance of 175.65 feet to an iron pin set;

Thence N 05° 00'16" E, a distance of 128.87 feet to the true point of beginning of the parcel described herein, containing 0.900 acres of land, more or less, and being subject to all easements, restrictions, covenants and rights-of-way of record.

PAGE 3 – 0.900 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT

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The "iron pins set" as described herein, are 30 inches in length, 3/4 inch inside diameter, hollow iron pipes with yellow plastic caps stamped "P & L Syst."

This description was prepared by William Weber, Ohio Licensed Surveyor No. S-7808, of P & L Systems, Inc., from record information and an actual field survey of the premises conducted in June, 2015.



P & L Systems, Inc.

William Weber

7-24-15
Date

JUL 24 2015

CC PLANNING COMMISSION

0.900 ACRE PLAT OF SURVEY FOR LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A 0.900 ACRE PARCEL OF LAND OUT OF A 4.8981 ACRE TRACT CONVEYED TO KRRISH LODGING, LLC, IN INSTRUMENT NUMBER 201305310090468, AND SAID 4.8981 ACRE TRACT BEING FORMERLY A PART OF A 10.862 ACRE TRACT CONVEYED TO PURE OIL COMPANY, IN DEED BOOK 2509, PAGE 448, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



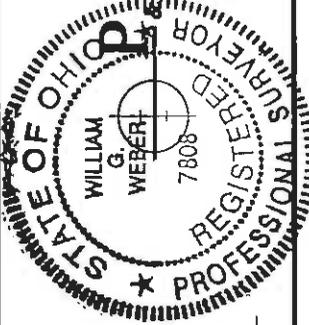
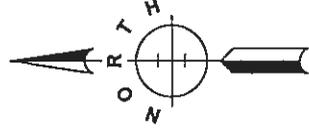
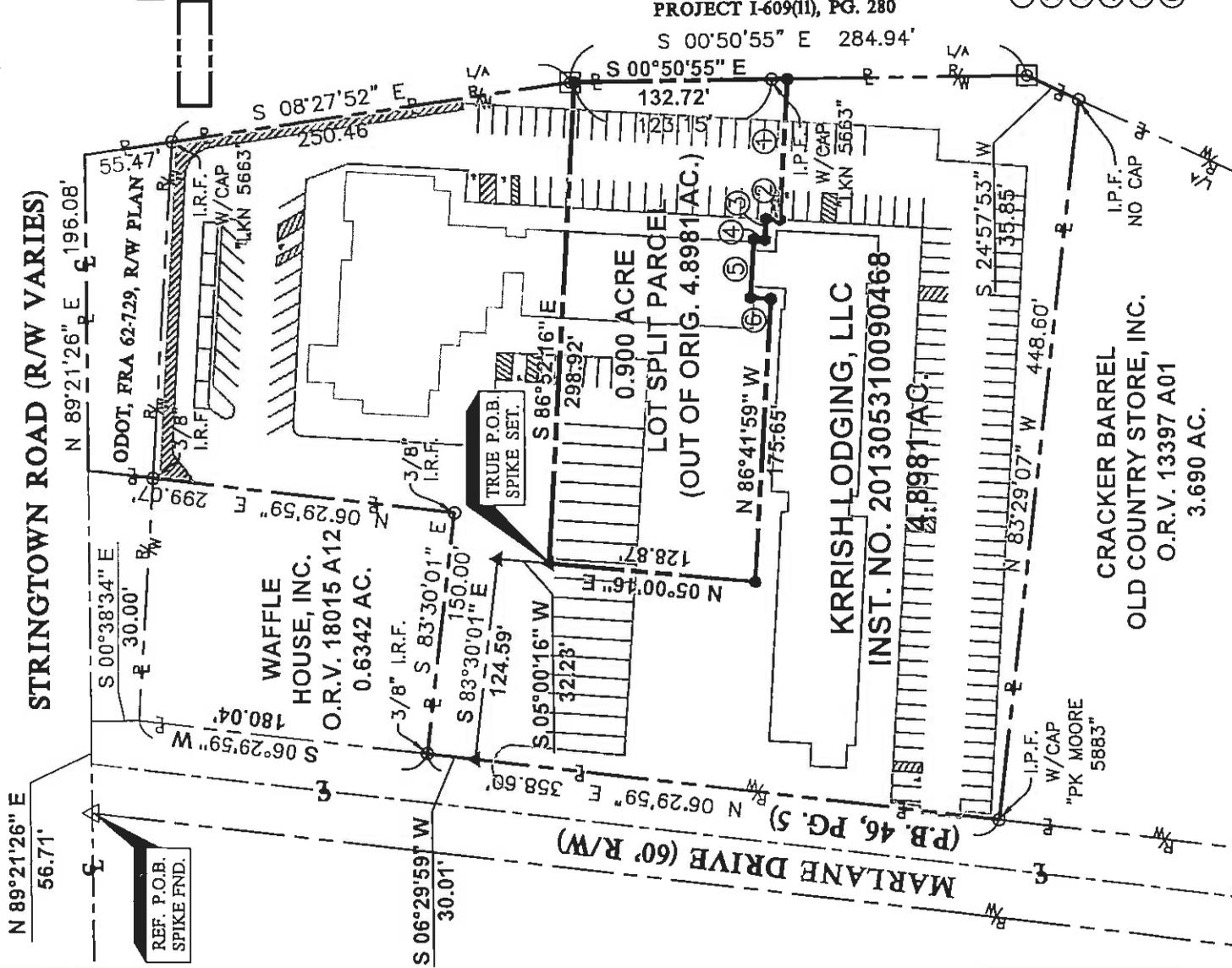
SCALE: 1"=100'

BASIS OF BEARINGS:

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LEGEND

- P/L --- R/W --- PROPERTY LINE
- R/W --- RIGHT-OF-WAY LINE
- CENTER LINE OF ROAD
- I.P. FOUND (AS NOTED)
- IRON PIN SET
- △ R.R. SPIKE FOUND
- ▲ R.R. SPIKE SET
- MAG NAIL SET
- CONCRETE MON. FOUND
- LOT SPLIT BOUNDARY



CERTIFICATION:

I, WILLIAM WEBER, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

William Weber
 SIGNATURE

7-24-15
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Systems, Inc.
 Surveyors • Planners • Engineers

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