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Pinnacle Pets Play and Stay
Project Narrative

Pinnacle Pets Play and Stay is a dog day care, overnight kennel and grooming facility, dedicated to consistently providing high customer satisfaction by rendering excellent service, quality pet care in a fun, clean and safe atmosphere for four-legged family members at a competitive price. The company will maintain a friendly, creative work environment which respects diversity, creative ideas, and hard work focusing on these areas of service:

- **Day Care:** will be provided in a playful atmosphere for dogs to spend the day romping with their friends. The dogs will be supervised at all times by our knowledgeable and loving canine care givers. In addition, individualized activities/care and exercise will be provided for dogs who's owner's prefer they participate in or need these services. Day care activities will occur 5 to 6 days each week as the market dictates.
- **Boarding services:** will be provided 365 days a year for dogs and cats. Drop off and pick will be available 7 days a week during store hours or by appointment after store hours and major holidays.
- **Bathing/Spa Services/Grooming:** By appointment or as part of boarding or daycare packages.
- **Pool:** Water play, swim lessons and low impact exercise sessions will be provided individually or as part of play and stay packages.

The building will be pre-engineered steel structure with stone and masonry accents in a contemporary style to blend into the surrounding area. An effort to utilize environmentally friendly materials and building techniques will be used to minimize our environmental footprint.

Outside play areas will be surrounded by noise absorbing composite fencing that blends with the stonework on the building. The play area will be covered with Astroturf specifically designed for dogs which is made of antimicrobial materials. This will be installed upon a limestone base.

The interior play area will be covered in a rubber material specifically designed for canines which minimizes impact on pet joints. These areas can be sub-divided to accommodate dogs of different size and temperament.

The saltwater swimming pool will transition from zero depth to four feet. Salt water will provide a chemical free, year round opportunity for dogs to swim. This is especially useful for older dogs with declining health that need a low impact option for exercise.

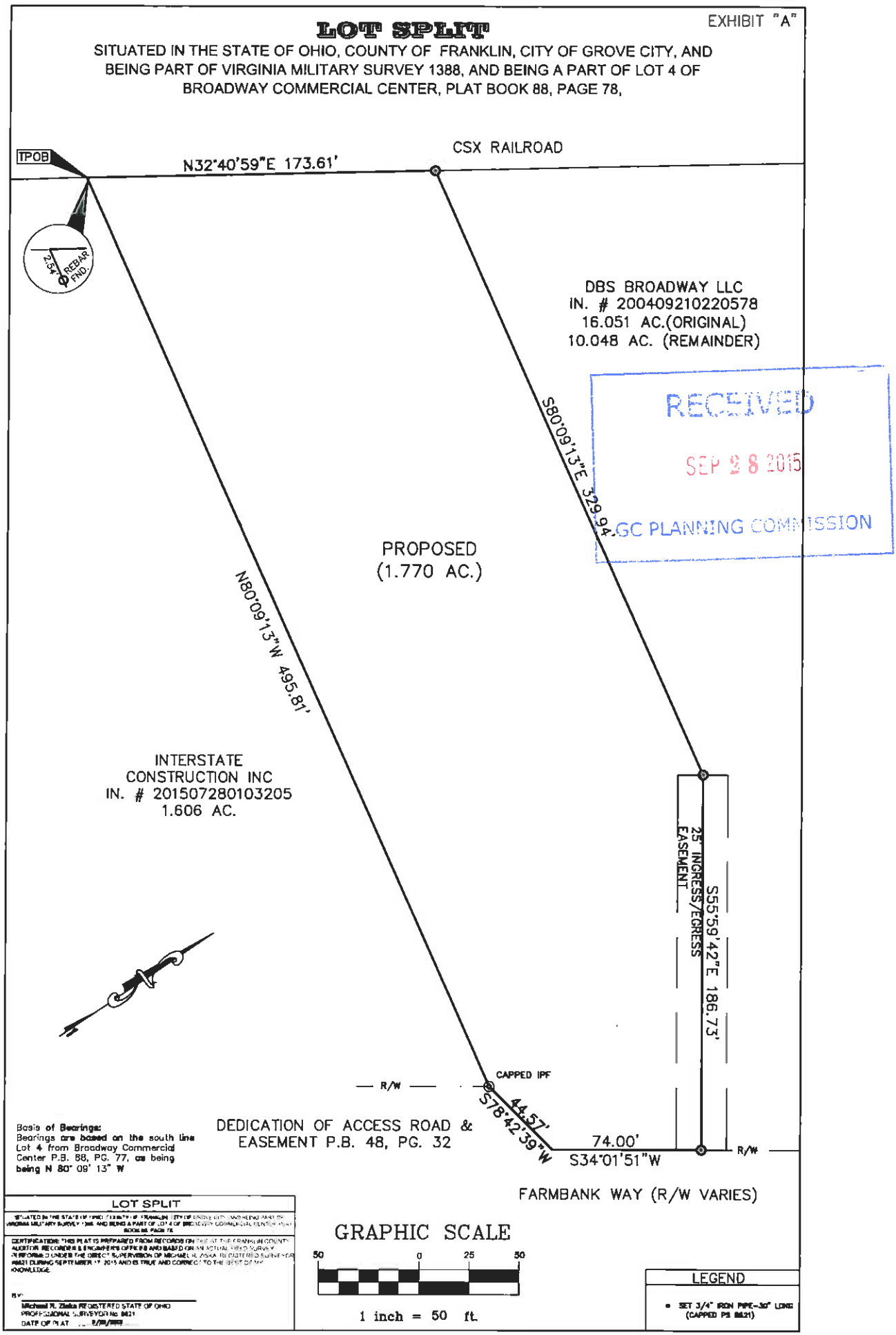
Pinnacle Pets will expand services as the market allows including:

- **Animal Behavior Courses**: Provide certified animal training courses for the beginner, intermediate, and advanced dogs.
- **Pet Portraits**: On-site portrait opportunities on pre-established dates (close to holidays with the opportunity to purchase cards with their pet's photo).
- **Special Events:** Charity and rescue, and educational events will be scheduled.
- **Pet pickup and drop off services:** Provide service for owners with limited time to safely transfer pets as an added convenience in a retro-fitted pet friendly vehicle.
- **Alternative Wellness Services:** Provided on a scheduled basis including pet massage, occupational therapy, water exercise for older dogs requiring low stress joint impact, and other non-traditional forms of wellness therapy.

EXHIBIT "A"

LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, AND BEING PART OF VIRGINIA MILITARY SURVEY 1388, AND BEING A PART OF LOT 4 OF BROADWAY COMMERCIAL CENTER, PLAT BOOK 88, PAGE 78,



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Basis of Bearings:
Bearings are based on the south line Lot 4 from Broadway Commercial Center P.B. 88, PG. 77, as being being N 80° 09' 13" W

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CERTIFICATION: "THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEERS OFFICES AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8421 DURING SEPTEMBER 17, 2015 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE."

BY: _____
Michael R. Ziska REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8421
DATE OF PLAT: 9/28/2015

GRAPHIC SCALE

50 0 25 50

1 inch = 50 ft.

LEGEND

- SET 3/4" IRON PIPE-30" LONG (CAPPED PS 8421)

1.770 ACRE LOT SPLIT

Situated in the State of Ohio, County of Franklin, Grove City, Virginia Military Survey 1388, and being part of an original 16.051 acres (10.048 acre remainder) as shown as Lot 4 of the Broadway Commercial Center and recorded in Plat Book 88, Page 77 in the Franklin County Recorder's office and being more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING in the easterly right-of-way of the CSX Transportation, Inc. Railroad, at the southwest corner of said 16.051 acres, said point also being the northwest corner of a 1.606 acre tract as conveyed to Interstate Construction, Inc. as recorded by instrument # 201507280103205; said point being referenced by a ¾" rebar found at **S 80°09'13"E**, a distance of **2.54 feet** and by a Capped Iron Pin (illegible) found in the westerly right-of-way of Farm Bank Way (right-of-way varies) as shown in the Dedication of Access Road and Easement, PB. 48, Pg. 32 at **S 80°09'13"E**, a distance of **495.81 feet**, thence;

N 32°40'59"E, a distance of **173.61 feet** along the easterly right-of-way of said CSX Railroad and westerly line of said 16.051 Acres (10.048 acre remainder) to an Iron Pipe Set, thence;

S 80°09'13"E, a distance of **329.94 feet**, crossing said 16.051 acres (10.048 acre remainder) as conveyed to DBS Broadway, LLC by instrument #200409210220578 to an Iron Pipe Set, thence;

S 55°59'42"E, a distance of **186.73 feet**, crossing said 16.051 acres (10.048 acre remainder) to an Iron Pipe Set in the westerly right-of-way of said Farm Bank Way, thence;

S 34°01'51"W, a distance of **74.00 feet**, along a westerly right-of-way of said Farm Bank to an Iron Pipe Set, thence;

S 78°42'39"W, a distance of **44.57 feet**, along a westerly right-of-way of said Farm Bank to a Capped Iron Pin found at the northeast corner of said 1.606 acre tract, thence;

N 80°09'13"W, a distance of **495.81 feet**, along the north line of said 1.606 acres and south line of said 16.051 acres, to the TRUE POINT OF BEGINNING and containing 1.770 acres, more or less, subject to all and subject to all legal easements and rights-of-way of record.

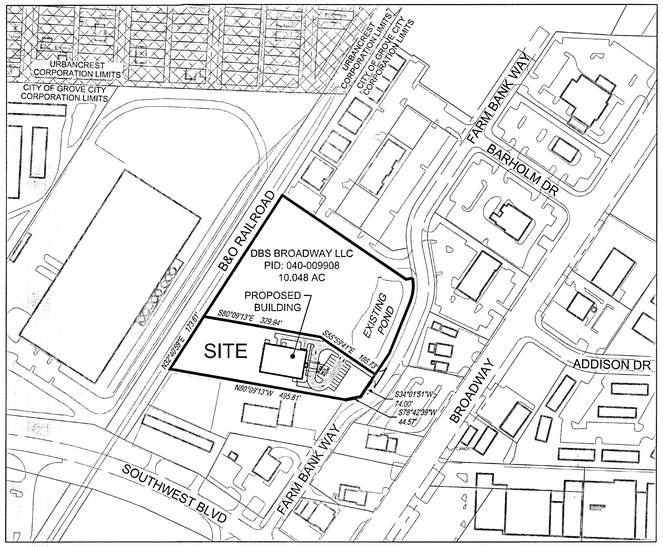
Bearings are based on south property line of Lot 4 of said 16.051 acres as being **N 80°09'13"W** per Plat Book 88, Pg. 77 of the Franklin County Recorder's Office.

Iron Pins Set are 30" long and capped PS 8621.

See attached Exhibit "A".

Michael R. Ziska PS 8621

09/25/2015



URBANCREST CORPORATION LIMITS

CITY OF GROVE CITY CORPORATION LIMITS

LOCATION MAP

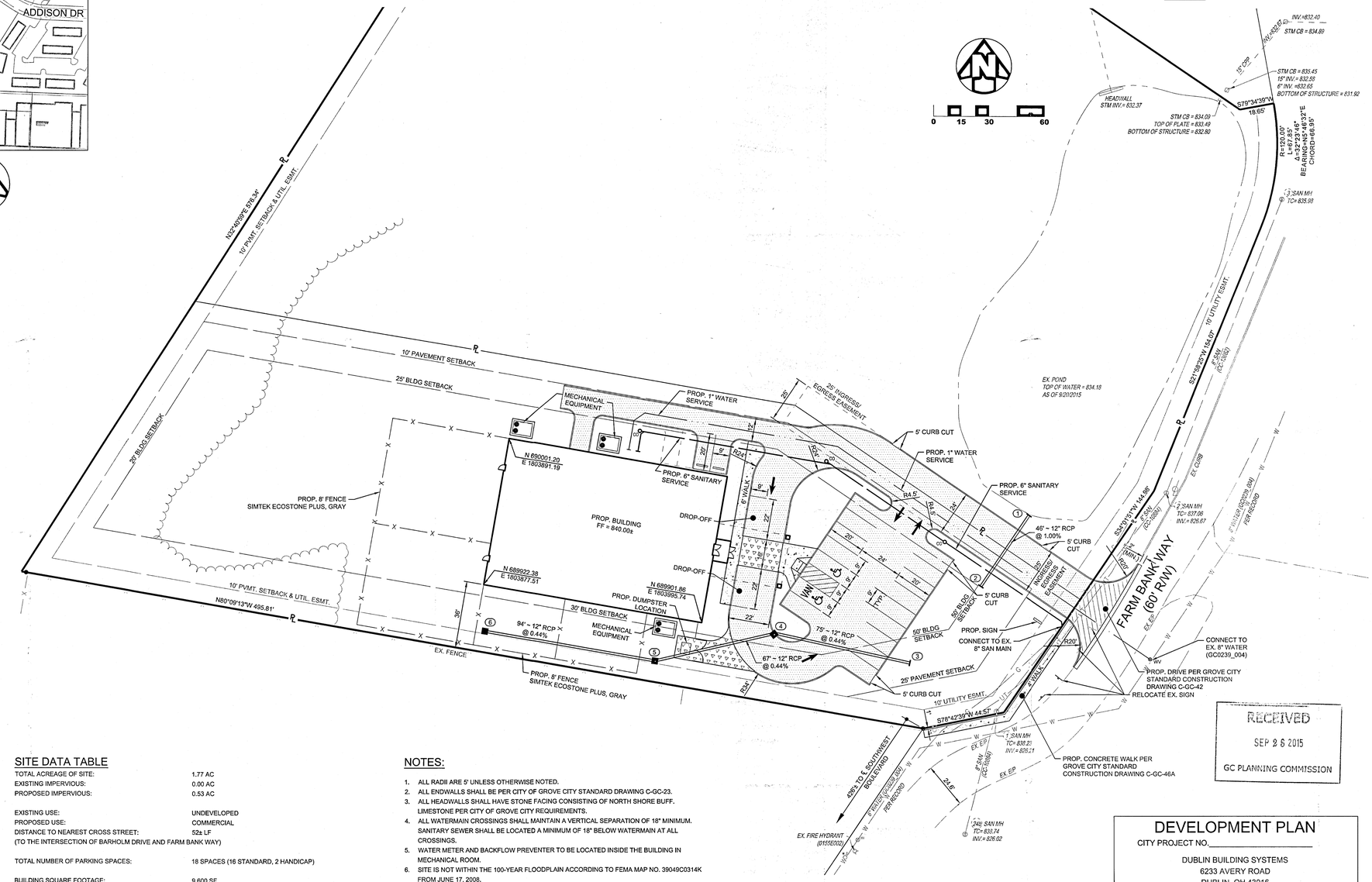
SCALE:1"=200'

EXISTING SYMBOLS

- EX. GUY WIRE
- UE — EX. UNDERGROUND ELECTRIC
- E — EX. OVERHEAD ELECTRIC
- EX. UTILITY POLE
- UT — EX. UNDERGROUND TELEPHONE
- T — EX. OVERHEAD TELEPHONE
- EX. TELEPHONE MANHOLE
- EX. TELEPHONE PEDESTAL
- G — EX. GAS MAIN
- EX. GAS VALVE
- UCATV — EX. UNDERGROUND CABLE TV
- W — EX. WATER MAIN
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. MANHOLE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. CATCH BASIN
- EX. INLET
- EX. YARD DRAIN
- EX. DOWN SPOUT
- EX. SIGN
- EX. GUARD POST (PIPE BOLLARD)
- X — EX. FENCE
- EX. TREE
- EX. TREELINE

PROPOSED SYMBOLS

- STM — PROPOSED STORM PIPE
- SAN — PROPOSED SANITARY PIPE
- PROPOSED WATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED HEADWALL
- PROPOSED CLEAN OUT
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE



STORM STRUCTURE SCHEDULE

HW-1
N:689959.98
E:1804172.91
GROVE CITY STANDARD ENDWALL C-GC-23
INV IN=834.00 (12") SW

HW-2
N:689921.48
E:1804146.88
GROVE CITY STANDARD ENDWALL C-GC-24
INV OUT=834.46 (12") NE

HW-3
N:689879.98
E:1804108.49
GROVE CITY STANDARD ENDWALL C-GC-23
INV IN=836.10 (12") W

CB-4
N:689896.07
E:1804035.56
GROVE CITY STANDARD INLET C-GC-06
GRATE=839.45
INV IN=836.43 (12") W
INV OUT=836.43 (12") E

CB-5
N:689881.19
E:1803970.42
GROVE CITY STANDARD INLET C-GC-04 (2'X2')
GRATE=838.68
INV OUT=836.72 (12") E
INV IN=836.72 (12") W

CB-6
N:689897.19
E:1803878.21
GROVE CITY STANDARD INLET C-GC-04 (2'X2')
GRATE=838.90
INV OUT=837.13 (12") E

SITE DATA TABLE

TOTAL ACREAGE OF SITE:	1.77 AC
EXISTING IMPERVIOUS:	0.00 AC
PROPOSED IMPERVIOUS:	0.53 AC
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL
DISTANCE TO NEAREST CROSS STREET: (TO THE INTERSECTION OF BARHOLM DRIVE AND FARM BANK WAY)	52± LF
TOTAL NUMBER OF PARKING SPACES:	18 SPACES (16 STANDARD, 2 HANDICAP)
BUILDING SQUARE FOOTAGE:	9,600 SF
BUILDING HEIGHT:	22'-6"

ZONING

EXISTING ZONING: PUD-I
PROPOSED ZONING: PUD-I

NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL ENDWALLS SHALL BE PER CITY OF GROVE CITY STANDARD DRAWING C-GC-23.
3. ALL HEADWALLS SHALL HAVE STONE FACING CONSISTING OF NORTH SHORE BUFF. LIMESTONE PER CITY OF GROVE CITY REQUIREMENTS.
4. ALL WATERMAIN CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERMAIN AT ALL CROSSINGS.
5. WATER METER AND BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING IN MECHANICAL ROOM.
6. SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 39049C0314K FROM JUNE 17, 2008.

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DEVELOPMENT PLAN

CITY PROJECT NO._____

DUBLIN BUILDING SYSTEMS
6233 AVERY ROAD
DUBLIN, OH 43016

City Administrator _____
Service Director _____
Review for the City of Grove City _____
Jackson Township Fire Department _____

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(614)889-1445

FINAL DEVELOPMENT PLAN

PROPOSED FACILITY FOR:
PINNACLE PETS
FARM BANK WAY GROVE CITY, OHIO

REVISIONS

DRAWN BY	CHECKED BY
ZBG	MJC

DATE 09-29-2015

SITE PLAN

C1.0

JOB NO.