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.

The operation of a clean, safe and environmentally friendly facility is of the upmost importance to Pinnacle Pets Play and Stay. We will employee best practices in noise and cleanliness management.

Pinnacle Pets Play and Stay will be a twenty-four (24) hour a day, 365 day per year pet boarding facility.

Day care operations will generally be twelve (12) hours per day, Monday thru Friday, and half days on Saturday. Monday thru Friday hours will be approximately 6:30 a.m. to 7:30 p.m. and Saturdays, 7:00 a.m. to 1:00 p.m.

Dogs in daycare will be under the supervision of an employee at all times. Noise will be monitored and if excessive, the animal creating the noise will be removed. The outdoor play area will be enclosed by a six (6) foot privacy fence that will not allow the dogs to see or interact with anyone outside the facility which is a cause for barking. We have selected SimTek EcoStone® composite fencing for the outdoor play areas. According to the manufacture, this product blocks 98% of direct sound, which will help to contain any noise on the site. Additionally, this product is made from recycled plastics. The interior play areas will be covered with a specialized rubber floor that has noise absorbing properties. The building will be fully insulated to help contain noise within the building.

Solid waste will be picked up by employees at the time it is deposited using pet waste bags which will be sealed. Liquid waste in the outdoor play areas will pass through the Astroturf surface to the limestone base. This surface will be thoroughly cleaned with manufacturer recommended sanitizers each evening after the animals have left. Liquid waste in the indoor play areas will be cleaned at the time it is deposited by employees. A commercial hard floor machine with recovery tank and manufacturer recommended cleaners/sanitizers will be used twice each day thoroughly clean the play area surfaces.

We will utilize an ionic purifier with UV-C sanitizer to clean the air.

Waste created in the kennel areas will be thoroughly cleaned and rinsed into trench drains that have a flushing system to take the waste into the sanitary sewer system.

Waste bag dispensers will be placed outside the facility for owners to pick up waste before an animal enters if needed.

Waste will be placed in a dumpster and removed by a waste contractor.

Dogs will not be exercised outside side the fenced areas of the facility.

1.770 ACRE LOT SPLIT

Situated in the State of Ohio, County of Franklin, Grove City, Virginia Military Survey 1388, and being a part of the 13.628 acre residue of Lot 4 of the Broadway Commercial Center, as recorded in Plat Book 88, Page 77, as conveyed to DBS Broadway LLC, in Instrument Number 200409210220578, as recorded in the Franklin County Recorder's office and being more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING 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, said point being a ¾" Capped Iron Pin (illegible) found in the southeast corner of said Lot 4, said point also being the northeast corner of a 1.606 acre tract as conveyed to Interstate Construction, Inc. as recorded by instrument # 201507280103205, 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 Lot 4, passing a ½" rebar found at a distance of 493.27 feet to an iron pin set in the easterly right-of-way of the CSX Transportation, Inc., successor by merger to the Baltimore and Ohio Railway by D.B. 592, PG. 1, whose merger documents have been summarized and recorded as O.R. 13276 A16 and O.R. 13276 B15 subsequently re-recorded as O.R. 13283 G13, thence;

N 32°40'59"E, a distance of **173.61 feet** along the easterly right-of-way of said CSX Transportation, Inc., and westerly line of said Lot 4 to an Iron Pipe Set, thence;

S 80°09'13"E, a distance of **329.94 feet**, crossing said the residue of said Lot 4 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**, continuing across said Lot 4 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 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.

The above description was prepared from an actual field survey made under the direct supervision of Michael Ziska, PS # 8621 on September 17, 2015. Iron pins set are ¾" by 30" with cap inscribed "TT 8621".

See attached Exhibit "A".

M. Ziska

Michael R. Ziska PS 8621

09/28/2015

STATE OF OHIO
MICHAEL R. ZISKA
S-8621
REGISTERED
PROFESSIONAL SURVEYOR

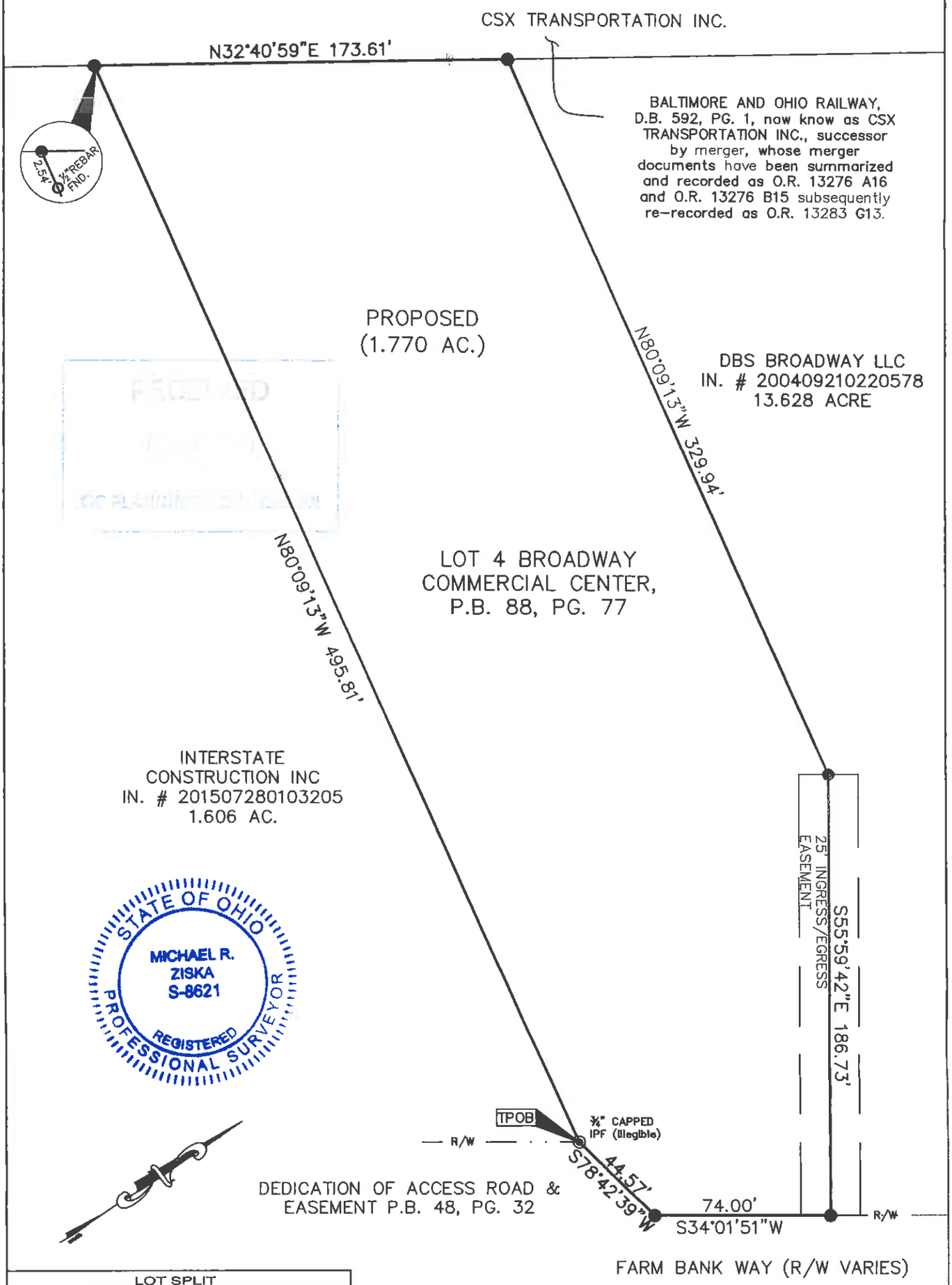
M-90-AA
Split
1.770 acre
out of
(040)
9908

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S
BY: AJS
DATE: 28 Sep 15
FRANKLIN COUNTY ENGINEER

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 77,



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 77,

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA REGISTERED SURVEYOR #8621 DURING SEPTEMBER 17, 2015 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

BY: M. Ziska

Michael R. Ziska REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No 8621

DATE OF PLAT: 11/23/2015

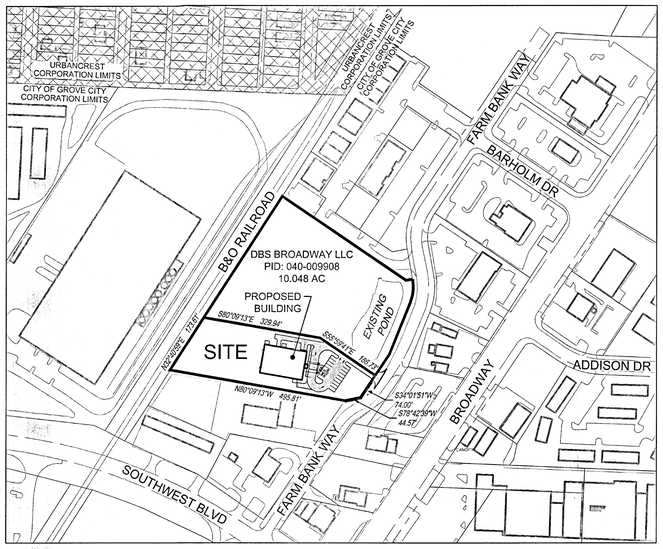
GRAPHIC SCALE

50 0 25 50

1 inch = 50 ft.

LEGEND

- SET 3/4" IRON PIPE-30" LONG (CAPPED PS 8621)



URBANCREST CORPORATION LIMITS

CITY OF GROVE CITY CORPORATION LIMITS

LOCATION MAP

SCALE:1"=200'

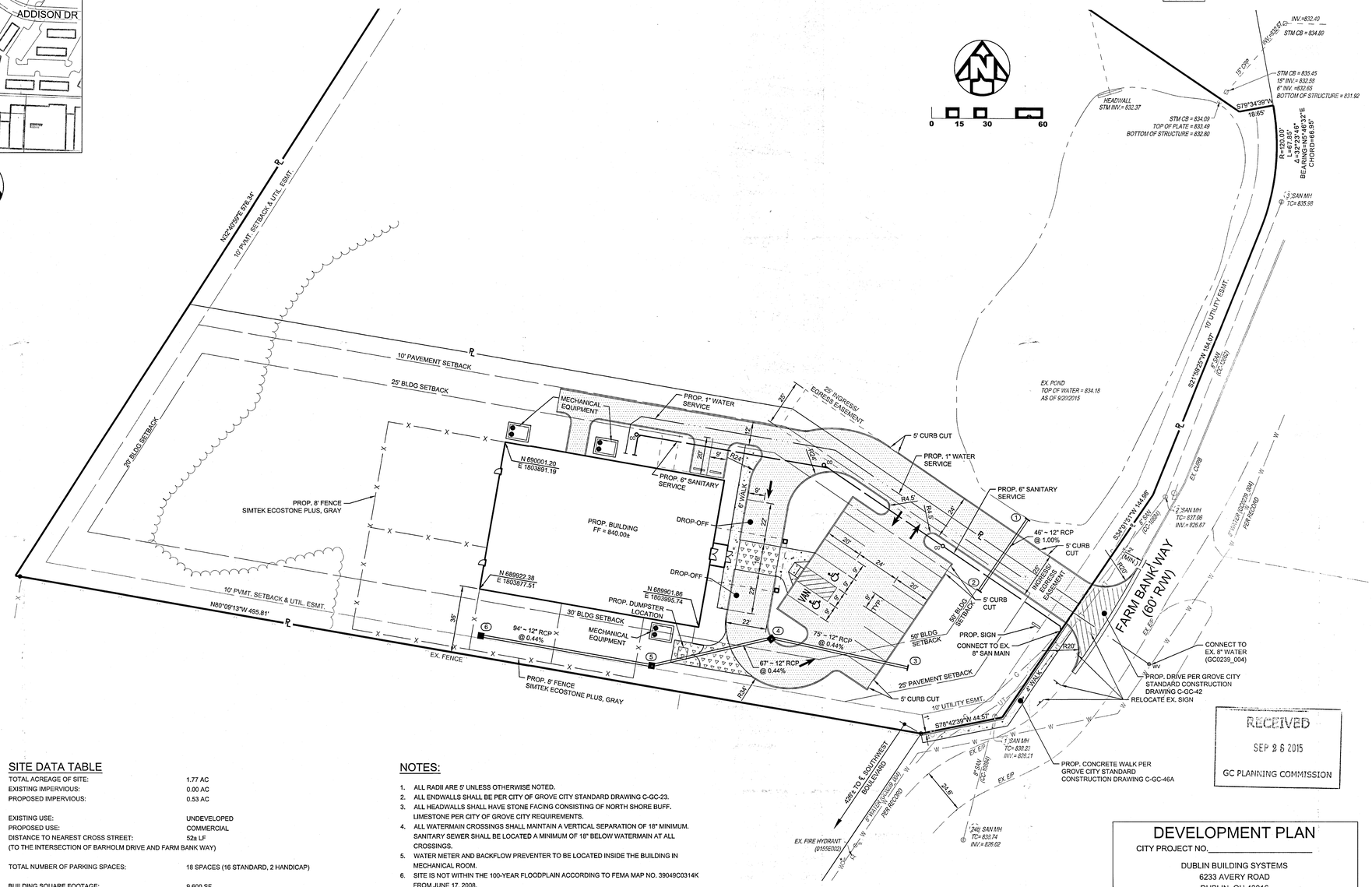
EXISTING SYMBOLS

- EX. GUY WIRE
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. UTILITY POLE
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD TELEPHONE
- EX. TELEPHONE MANHOLE
- EX. TELEPHONE PEDESTAL
- EX. GAS MAIN
- EX. GAS VALVE
- EX. UNDERGROUND CABLE TV
- 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)
- EX. FENCE
- EX. TREE
- EX. TREELINE

PROPOSED SYMBOLS

- PROPOSED STORM PIPE
- 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

0 15 30 60



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'-8"

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.

STATE OF OHIO
MICHAEL J. COUVREUR
E-70851
REGISTERED
PROFESSIONAL ENGINEER

RECEIVED
SEP 28 2015
GC PLANNING COMMISSION

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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Westerville, OH 43082
614.882.4311

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Dublin Building Systems

Design Build Contractors and Engineers

6233 Avery Road
Box 370
Dublin, Ohio 43017
(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.