



PROJECT ID# \_\_\_\_\_

RECEIVED

# Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION MAY 02 2016

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
4035 BROADWAY  
GROVE CITY, OHIO 43123  
614-277-3004

GC PLANNING COMMISSION

grovecityohio.gov/development

### PROJECT/PROPERTY INFORMATION

PROJECT NAME: GATEWAY TO GROWING

PROJECT LOCATION: GATEWAY CIRCLE LOTS 9 & 10  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-00447-00 ACREAGE AFFECTED BY THIS APPLICATION: 3.669

EXISTING ZONING: COMMERCIAL EXISTING LAND USE: VACANT

PROPOSED ZONING: COMMERCIAL PROPOSED LAND USE: SALES OFFICE

### PROPERTY OWNER INFORMATION

Note: Property ownership information is to reflect how the property is held in accordance with the Franklin County Auditor's Office.

GATEWAY TO GROWING LLC 100 E. BROAD ST STE 2320 COLUMBUS, OH  
Name Address City, State, Zip 43216

614-469-4778 X1 614-469-4779 MBECKER@BECKERLILLY.COM  
Phone Fax Email

### APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

ROBERT W. JOHNSON PRESIDENT JH ARCHITECTS, INC.  
Name Title Company/Organization

5120-B MIKE DR HILLIARD OH 43026  
Address City State, Zip

614-527-7590 614-527-7592 BOBJOHNSON@JHARCHITECTS  
Phone Fax Email @AOL.COM

### AUTHORIZED REPRESENTATIVE

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

ROBERT W. JOHNSON PRESIDENT JH ARCHITECTS, INC.  
Name Title Company/Organization

5120-B MIKE DR HILLIARD OH 43026  
Address City State, Zip

614-527-7590 614-527-7592 BOBJOHNSON@JHARCHITECTS  
Phone Fax Email @AOL.COM

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

### SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The Engineering Review Fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

	Fee Calculation	Submittal Items	(check box)
Application Fee:	\$ 300.00	Completed Application (signed and notarized):	<input type="checkbox"/>
Engineering Review Fee:	+ \$ <u>1,633.45</u>	Submittal Fee (including engineer review fee):	<input type="checkbox"/>
Total Submittal Fee:	= \$ <u>1,933.45</u>	Ten (10) copies of plans (folded and collated):	<input type="checkbox"/>

**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I GATEWAY TO AROUSTING, LLC, the current property owner hereby authorize the applicant ROBERT W JOHNSON to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to visit and/or photograph the property described in this application.

Signature of Current Property Owner: [Signature] Date: 4/26/2016

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 16 day of April, 20 16  
[Signature]  
 Official Seal and Signature of Notary Public



Debra K. Becher  
 Notary Public, State of Ohio  
 My Commission Expires 07-11-2017

**APPLICANT'S AUTHORIZED REPRESENTATIVE AFFIDAVIT**

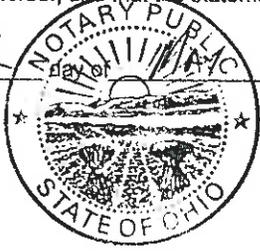
I ROBERT W JOHNSON the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 5.2.16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 2 day of May, 20 16  
[Signature]  
 Official Seal and Signature of Notary Public



ROBERT B. BUCHANAN  
 Notary Public, State of Ohio  
 My Commission Expires  
 October 28, 2019

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>5/2/16</u>	RECEIVED BY: <u>mh</u>	PAYMENT AMOUNT: <u>1,933.45</u>
TENTATIVE PC MEETING DATE: <u>6/7/16</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>8892</u>
PROJECT ID NUMBER: <u>201605020031</u>	CITY'S REVIEW ENGINEER:	

**THE CITY OF GROVE CITY  
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$300 plus applicable engineering fees – see [Fee Recovery Policy](#))
- Ten (10) copies of the project narrative describing the nature of the project
- One (1) electronic copy of all application materials submitted on CD or DVD – all electronic data shall be compatible with Adobe Reader 5.0 or later
- Ten (10) copies of a metes and bounds legal description and survey of the property
- Ten (10) copies (sheet size 8½ x 11) of the proposed Development Standards Text (if applicable)
- If applicable, nine (9) copies (sheet size 24 x 36) and one (1) copy (sheet size 8½ x 14) of the following scaled plans showing:
  - a. Cover Page with signature block (see image below)
  - b. Site Plan
  - c. Grading Plan
  - d. Landscape Plan
  - e. Irrigation Plan
  - f. Utility and Stormwater
  - g. Photometric Plan
  - h. Tree Survey
  - i. Demolition Plan
  - j. Site Details

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

- If applicable, nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) of scaled drawing showing:
  - a. Location of sign(s) and sign type (wall, ground, projecting or window)
  - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
  - c. Copy layout and lettering styles (fonts) of signage
  - d. Materials and manufacturer to be used in fabrication
  - e. Total area of sign face (including frame)
  - f. Type of illumination
- If applicable, nine (9) scaled, architectural elevations (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) with proposed colors and finish materials noted
- If applicable, two (2) copies of the preliminary stormwater calculations stamped by professional engineer
- Finish material/color samples board (swatches, photos, plans or product specifications)
- Ten (10) copies (sheet size 8½ x 11) of materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
- Please note the following:** Twenty (20) additional copies of revised submittals are required for the Planning Commission hearing

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).