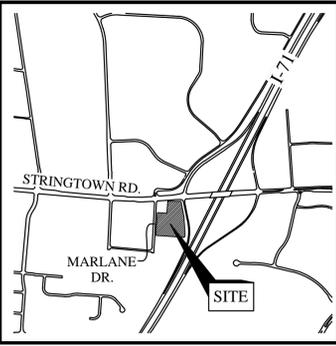
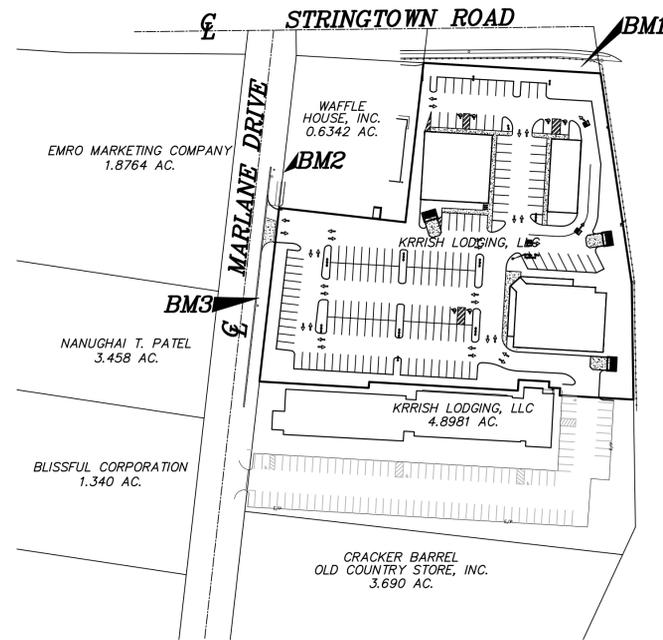


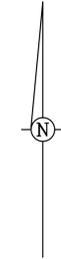
FINAL SITE DEVELOPMENT PLAN MARLANE RETAIL DEVELOPMENT MARLANE DRIVE GROVE CITY, OHIO



LOCATION MAP
No Scale



VICINITY MAP
Scale: 1" = 100'



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

PROJECT NARRATIVE

The proposed project encompasses 2.900 acres for a proposed redevelopment to include the remove of a portion of the existing hotel and construction of three new buildings and associated infrastructure to include a mix of retail and restaurant uses.

BENCHMARK

Reference Benchmark - Franklin County Survey Control, designation "FCGS 0025". Being an aluminum cap set in a concrete monument in a road monument box, over a found stone, at an angle point in the centerline of White Road, 0.4 miles west of Jackson Pike, on a P/L north. Elev. =734.916 (NAVD 88)

Benchmark 1 - Point on the south rim of an Ameritech manhole lid, located in greenspace within the southerly right-of-way of Stringtown Road, near the northeasterly corner of the subject property. Elev. =783.13 (NAVD 88)

Benchmark 2 - East lip of a concrete foundation of a light pole located in the southwest corner of the Waffle House parking lot. Elev. =785.18 (NAVD 88)

Benchmark 3 - South bolt in the top flange of a fire hydrant located on the east side of Marlane Drive, approximately 70' south of an access drive to the Days Inn parking lot. Elev. =783.52 (NAVD 88)

OWNER/DEVELOPER:

Flatwater Development, LLC
1775 Green Valley Road
Corralitos, CA 95076
901-218-9631

Contact: George Stein
901-218-9631
gestein@aol.com

Scott Messing
614-206-3283
scottmessing1@gmail.com

SHEET INDEX	
CE-1	TITLE SHEET
CE-2	BOUNDARY/TOPOGRAPHIC SURVEY
CE-2A	BOUNDARY/TOPOGRAPHIC SURVEY
CE-3	DEMOLITION PLAN
CE-4	SITE DIMENSION & PAVING PLAN
CE-5	UTILITY PLAN
CE-6	GRADING & DRAINAGE UTILITY PLAN
L-1	LANDSCAPE PLAN

STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans shall be considered a part thereof. (C-CG-##: City of Grove City) (COC-###: City of Columbus)

UTILITY SERVICES

- Gas Service:
Columbia Gas Company
1600 Dublin Road
Columbus, Ohio 43215
614-280-7500
- Electric Service:
AEP
850 Tech Center Drive
Columbus, Ohio 43230
614-883-6811
- Telephone Service:
Ameritech
150 E. Gay Street, Room 7B
Columbus, Ohio 43215
Mr. Mike Losekamp
614-223-4564
- Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-8270
- Storm Sewer & Sanitary Sewer:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-1100
- Building Regulations:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-3075
- Field Location of Underground Utilities
1-800-362-2764



Call Before You Dig
800-362-2764 or 811
www.oups.org

Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
614-231-2016



GEORGE W. SCHWEITZER
OHIO PROFESSIONAL ENGINEER No. 53903

DATE

FINAL DEVELOPMENT PLAN
MARLANE RETAIL DEVELOPMENT
MARLANE DRIVE
GROVE CITY, OHIO
CITY PROJECT # _____
JUNE 23, 2016
APPLICATION NUMBER: 201605270037

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.

NOTES:

- 1. OUPS Reference Number: A 606-303-119 physical markings, A 606-303-122 record plans.
- 2. The property is within flood zone "X" (areas of 0.2% annual chance flood), per FEMA Flood Insurance Map No. 39049C 0318 K, effective date June 17, 2008.
- 3. This *alra* survey is based upon recorded data, an actual field survey of the site, and information contained in Chicago Title Insurance Company's Commitment for Title Insurance, Commitment No. 2005724, effective date: January 4, 2016, at 7:59 A.M.
- 4. The locations of existing utilities have been shown on this plan in accordance with available records. It is believed that these locations are essentially correct, however the contractor shall investigate and locate all utilities prior to construction. The contractor shall notify the Ohio Utilities Protection Service at 1-800-362-2764 at least two working days prior to beginning work. Non-members must be called directly.
- 5. This *alra* survey was prepared for the exclusive use of the persons or entity named in the title block or certification hereon. Said certification does not extend to any unnamed persons or entity without an express recertification by the surveyor naming said entity.
- 6. Benchmarks:
Reference benchmark - Franklin County Survey Control, designation "FCGS 0025", being an aluminum cap set in a concrete monument in a road monument box, over a found stone, at an angle point in the centerline of White Road, 0.4 miles west of Jackson Pike, on a P/L, north.
Elev. 734.916 (NAVD 88)
Benchmark 1 - Point on the south rim of an Ameritech manhole lid, located in green space within the southerly right-of-way of Stringtown Road, near the northeasterly corner of the subject property.
Elev. 783.13 (NAVD 88)
Benchmark 2 - East lip of a concrete foundation of a light pole located in the southwest corner of the Waffle House parking lot.
Elev. 785.18 (NAVD 88)
Benchmark 3 - South bolt in the top flange of a fire hydrant located on the east side of Marlane Drive, approximately 70' south of an access drive to the Days Inn parking lot.
Elev. 783.52 (NAVD 88)

- 7. Utility contacts:
ELECTRIC:
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OH 43230-6605
1-800-277-2177
GAS:
COLUMBIA GAS OF OHIO - COLUMBUS
920 W. GOODALE BLVD.
COLUMBUS, OH 43212
MR. DOUG WILLAMAN
(614) 460-2085
TELEPHONE:
AMERITECH
150 E. GAY STREET, ROOM 7B
COLUMBUS, OH 43215
MR. MIKE LOSEKAMP
(614) 223-4564
WATER/SEWER:
CITY OF GROVE CITY
CITY SERVICE DEPARTMENT
3262 VENTURA BLVD.
GROVE CITY, OH 43123
(614) 277-1100
OR
EMH&T
170 MILL STREET
GAHANNA, OH 43230
(614) 471-5150
CABLE:
TIME WARNER
1266 DUSLAW ROAD
COLUMBUS, OH 43215
(614) 481-5000
INSIGHT COMMUNICATIONS
3770 E. LIVINGSTON AVENUE
COLUMBUS, OH 43227
(614) 236-1200

8. Zoning
The subject property is located within the C-2, Retail Commercial District, as defined in the codified ordinances of the City of Grove City, Ohio, Part Eleven - Planning and Zoning Code, Chapter 1135. Permitted uses within the C-2 District include: restaurants, retail trades, eating establishments, hotels, motels, repair shops, movie theater, educational services, beauty and barber shops.

Setbacks:	Marlane front	Stringtown front	I-71 ramp front	rear
BUILDING	30'	30'	30'	30'
PARKING	15' min.	15' min.	15' min.	10'

* yard dimensions may be reduced to 50% of the setback requirements if acceptable landscaping or screening is provided.
Truck loading area setback is a minimum of 45' from any frontage, and a minimum of 20' from any side or rear yard.
Minimum lot area: not specified
Minimum lot width: not specified
Maximum lot coverage by buildings: 75%
Maximum building height: 35'

Parking:
Parking spaces required -
For retail store use: 1 space for each 200 sq. ft. floor area.
For hotel or motel use: 1 space for each rental room/suite.
Loading space required -
1 space for each 20,000 sq. ft. of floor area.
Minimum loading space size = 10'(W) X 25'(L) X 14'(H)

- 9. At the time of this survey, there was no observed evidence of current earth moving work, building construction or building additions.
- 10. At the time of the field survey, there was no observed evidence of recent street or sidewalk construction or repairs. There are no proposed street right-of-way line changes per the City of Grove City.
- 11. There was no observed evidence of the subject property being used as a solid waste dump, sump, or sanitary landfill at the time of the field survey.
- 12. No standing water or wetland areas were observed within the subject property at the time of the field survey.

DEVELOPMENT NOTES:

This drawing represents an ALTA/ACSM Land Title Survey prepared and provided by P&L Systems, Inc., for Flatwater Development, (Date of Survey: March 3, 2016).

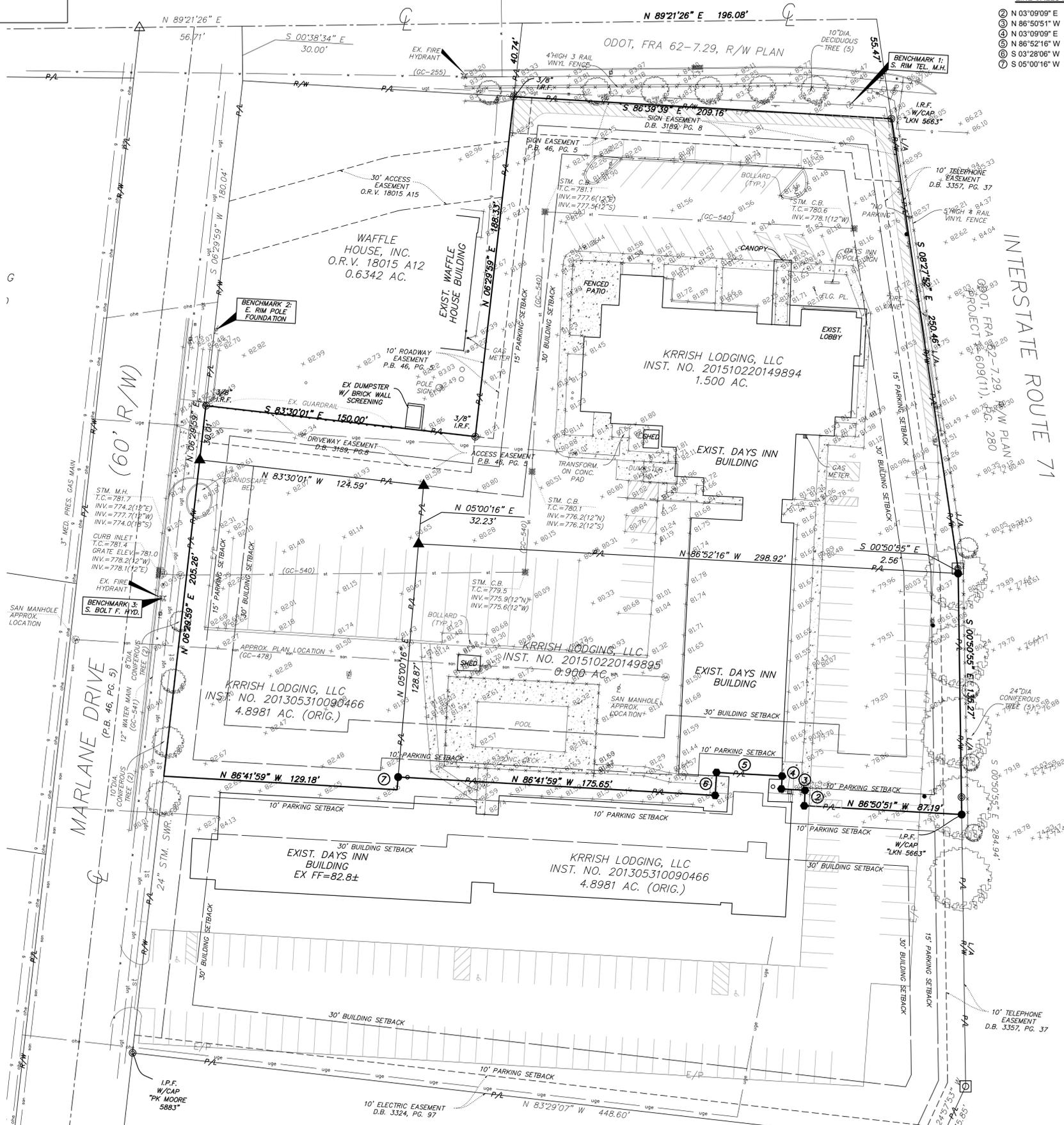
According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0318 K, (Effective Date: June 17, 2008), the property surveyed and shown hereon lies within Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain).

Add 700.00 to all existing spot elevations.

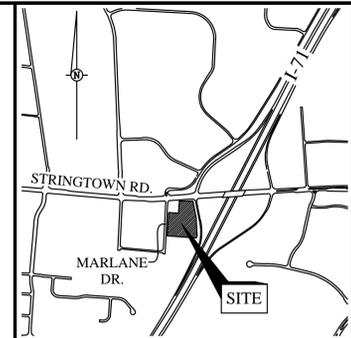
Field Location of Underground Utilities
1-800-362-2764

BOUNDARY/TOPOGRAPHIC SURVEY FOR
MARLANE RETAIL DEVELOPMENT
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

STRINGTOWN ROAD (R/W VARIES)



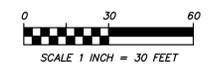
- LINE CALLS:**
- 1 N 03°09'09" E 8.57'
 - 2 N 86°50'51" W 13.14'
 - 3 N 03°09'09" E 7.13'
 - 4 N 86°52'16" W 36.30'
 - 5 S 03°28'06" W 12.67'
 - 6 S 05°00'16" W 7.00'



LOCATION MAP
No Scale

LEGEND

- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- ORIG. SUBDIVISION LOT LINES
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE LINE
- OH OVERHEAD TELEPHONE LINE
- ST STORM SEWER
- SS SANITARY SEWER
- WL WATER LINE
- GL GAS LINE
- EX EX. CURB
- EX EX. FENCE
- CR CENTERLINE OF ROAD
- EP EX. EDGE OF PAVEMENT
- RA RAILROAD SPIKE (FOUND)
- RS RAILROAD SPIKE (SET)
- IP IRON PIN (FOUND)
- IS IRON PIN (SET)
- MA MAG NAIL (FOUND)
- MS MAG NAIL (SET)
- MB ROAD MONUMENT BOX
- TM TELEPHONE MANHOLE
- EX EX. GRADE ELEVATION
- PP POWER POLE
- LP LIGHT POLE
- TR TRAFFIC BOX
- WV WATER VALVE
- GV GAS VALVE
- GM GAS MARKER
- ET ELECTRIC TRANSFORMER
- EM TELEPHONE MANHOLE
- EH FIRE HYDRANT
- EX EX. CURB INLET
- EX EX. CATCH BASIN
- EX EX. SANITARY MANHOLE
- EX EX. STORM MANHOLE
- SI SIGN
- CO CLEAN OUT
- CS CONCRETE SURFACE
- ET EXISTING TREE
- ES EXISTING SPOT ELEVATION



Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

BOUNDARY/TOPOGRAPHIC SURVEY FOR
MARLANE RETAIL DEVELOPMENT
MARLANE DRIVE
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KW	CHS	6-23-16	22-2

BOUNDARY/TOPOGRAPHIC SURVEY FOR
MARLANE RETAIL DEVELOPMENT
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

TITLE COMMITMENT EXCEPTION NOTES :

THE FOLLOWING NOTES CORRESPOND TO THE NUMBERING OF THE EXCEPTIONS AS LISTED IN SCHEDULE B, SECTION II, OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 2005724, EFFECTIVE DATE JANUARY 4, 2016 AT 7:59 A.M.

9. THE PARCEL PLOTTED HEREON IS SUBJECT TO CERTAIN CONDITIONS AS DEFINED IN A MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT FROM FIRST WESTERN SBLC, INC. TO KRISH LODGING, LLC, FILED FOR RECORD MAY 13, 2013 IN INSTRUMENT NUMBER 201305310090469.

15. A 30' ROADWAY EASEMENT RETAINED BY WALTER A. POENISCH, JR. AND NANCY JOAN POENISCH IN DEED BOOK 3258, PAGE 94, IS NOT WITHIN THE SUBJECT PROPERTY. SAID EASEMENT IS LOCATED ON THE WAFFLE HOUSE PROPERTY ADJOINING THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT AND IS SHOWN HEREON.

16. THE PARCEL PLOTTED HEREON IS SUBJECT TO A 10' ELECTRIC EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY IN DEED BOOK 3324, PAGE 97. SAID EASEMENT IS LOCATED ALONG THE SOUTHERLY LINE OF THE ORIGINAL 4.8981 ACRE TRACT (PARCEL THREE), AND IS SHOWN HEREON.

17. THE PARCEL PLOTTED HEREON IS SUBJECT TO A RIGHT OF ENTRY AND BLANKET CABLE TELEVISION EASEMENT GRANTED TO TIME WARNER COMMUNICATIONS IN INSTRUMENT NUMBER 200212020307711. SAID EASEMENT IS OVER THE ENTIRE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

18. A 20 FOOT WIDE SEWER LINE EASEMENT BY AND BETWEEN PHILIP A. WRIGHT, SR. AND GEORGIA T. WRIGHT, HUSBAND AND WIFE, AND UNION OIL COMPANY OF CALIFORNIA, OF RECORD IN DEED BOOK 2966, PAGE 299, IS NOT WITHIN THE SUBJECT PROPERTY. SAID EASEMENT IS WEST OF THE WESTERLY RIGHT-OF-WAY LINE TO MARLANE DRIVE, AND IS NOT SHOWN HEREON. SAID EASEMENT IS REFERENCED IN A LIMITED WARRANTY DEED TO WALTER A. POENISCH, JR., IN DEED BOOK 3189, PAGE 8.

THE PARCEL PLOTTED HEREON IS SUBJECT TO A RECIPROCAL DRIVEWAY ACCESS EASEMENT REFERENCED AS A CONDITION AND COVENANT IN A LIMITED WARRANTY DEED TO WALTER A. POENISCH, JR. IN DEED BOOK 3189, PAGE 8. SAID EASEMENT IS LOCATED OVER AND ACROSS THE ABUTTING PROPERTY LINES OF THE SUBJECT 1.500 ACRE PROPERTY AND THE WAFFLE HOUSE PROPERTY TO THE NORTHWEST. SAID EASEMENT AREA IS OVER THE ENTIRE MUTUAL PROPERTY LINE AND IS NOT SHOWN HEREON.

A 0.757 ACRE ACCESS EASEMENT DESCRIBED AS EASEMENT "A" IN A LIMITED WARRANTY DEED TO WALTER A. POENISCH, JR., IN DEED BOOK 3189, PAGE 8, IS NOT WITHIN THE SUBJECT PROPERTY. SAID EASEMENT AREA IS WITHIN PORTIONS OF THE WAFFLE HOUSE TRACT AND MARLANE DRIVE, AND IS SHOWN HEREON.

THE PARCEL PLOTTED HEREON IS SUBJECT TO A 20 FOOT WIDE DRIVEWAY EASEMENT DESCRIBED AS EASEMENT "C" IN A LIMITED WARRANTY DEED TO WALTER A. POENISCH, JR., IN DEED BOOK 3189, PAGE 8. SAID EASEMENT IS LOCATED IN THE WESTERLY PORTION OF THE 1.500 ACRE SUBJECT PROPERTY, SOUTH OF THE WAFFLE HOUSE TRACT, AND IS SHOWN HEREON.

THE PARCEL PLOTTED HEREON IS SUBJECT TO A 20 FOOT WIDE SIGN EASEMENT DESCRIBED AS EASEMENT "G" IN A LIMITED WARRANTY DEED TO WALTER A. POENISCH, JR., IN DEED BOOK 3189, PAGE 8. SAID EASEMENT IS LOCATED ADJACENT TO THE NORTHERN BOUNDARY LINE OF THE SUBJECT 1.500 ACRE PARCEL, AND IS SHOWN HEREON.

THE PARCEL PLOTTED HEREON IS, OR WAS PREVIOUSLY SUBJECT TO A RELEASE AND DISCHARGE OF ALL OBLIGATIONS TO REPURCHASE, BY AND BETWEEN UNION OIL COMPANY OF CALIFORNIA AND JIM POENISCH ENTERPRISES, INC., IN A RELEASE AGREEMENT OF RECORD IN VOLUME 215, PAGE 271. THE PARCEL PLOTTED HEREON IS SUBJECT TO A RELEASE ABANDONMENT AND QUIT CLAIM OF INTEREST IN A 30 FOOT WIDE ACCESS EASEMENT, CONVEYED TO UNO-VEN COMPANY IN A RELEASE OF EASEMENT AGREEMENT, IN OFFICIAL RECORD VOLUME 18015 A10...A10, IS NOT WITHIN THE SUBJECT PROPERTY. SAID 30 FOOT WIDE EASEMENT AREA IS LOCATED ADJOINING THE NORTHERLY LINE OF THE WAFFLE HOUSE TRACT, AND IS SHOWN HEREON.

19. THE PARCEL PLOTTED HEREON IS, OR WAS PREVIOUSLY SUBJECT TO A LEASE AGREEMENT BY AND BETWEEN GREATER HOST INN, LTD., AND HOWARD JOHNSON COMPANY, IN A DECLARATION OF LEASE IN LEASE VOLUME 202, PAGE 5. SAID LEASE INCORPORATED THE ORIGINAL 5.031 ACRE SUBJECT PROPERTY, AS WELL AS EASEMENT "A", "C" AND "G", DESCRIBED IN TITLE EXCEPTION NOTE NO. 18, ABOVE, SAID EASEMENTS ARE SHOWN HEREON.

20. THE PARCEL PLOTTED HEREON IS, OR WAS PREVIOUSLY SUBJECT TO A COMPLAINT AND COUNTER COMPLAINT, CONCERNING PROPERTY TAXES, WITH THE FRANKLIN COUNTY BOARD OF REVISION, IN BOR CASE NO. 13-900253.

21. THE PARCEL PLOTTED HEREON IS SUBJECT TO ROADWAY, SIGN, AND ACCESS EASEMENTS AS PORTRAYED ON THE DEDICATION OF STREET AND EASEMENTS FOR GREATER HOST INN, LTD., A PLAT OF RECORD IN PLAT BOOK 46, PAGE 5. SAID EASEMENTS ARE LOCATED ALONG THE NORTH AND NORTHWESTERLY LINE OF THE SUBJECT PROPERTY AND ARE SHOWN HEREON.

22. THE PARCEL PLOTTED HEREON IS SUBJECT TO A 10 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE OHIO BELL TELEPHONE COMPANY IN DEED BOOK 3357, PAGE 37. SAID EASEMENT IS LOCATED ADJACENT TO THE EASTERLY LINE OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.

23. A 30 FOOT WIDE ACCESS EASEMENT GRANTED TO LINTEL GENERAL PARTNERSHIP IN AN EASEMENT DEED OF RECORD, IN OFFICIAL RECORD VOLUME 18015 A15, IS NOT WITHIN THE SUBJECT PROPERTY. SAID EASEMENT IS LOCATED WITHIN THE NORTHERN PORTION OF THE WAFFLE HOUSE TRACT AND IS SHOWN HEREON. SAID 30 FOOT ACCESS EASEMENT REPLACES THE ACCESS EASEMENT RELEASED IN OFFICIAL RECORD VOLUME 18015 A10.

0.900 ACRE BOUNDARY DESCRIPTION

TITLE COMMITMENT "PARCEL ONE"

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 201305310090466 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 southwestery 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;

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 line of the remainder to a 25 acre parcel conveyed to Herman Willing in Deed Book 505, Page 317, and Deed Book 523, Page 348, and subsequently transferred to his heirs Richard S. Willing and Esther E. Willing, said iron pin set also being on 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, the westerly line of the remainder to said 25 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.

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.

1.500 ACRE BOUNDARY DESCRIPTION

TITLE COMMITMENT "PARCEL TWO"

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 201305310090466, 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 southwestery 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;

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 the westerly line of the remainder to a 25 acre parcel conveyed to Herman Willing in Deed Book 505, Page 317, and Deed Book 523, Page 348, and subsequently transferred to his heirs Richard S. Willing and Esther E. Willing, said iron rod found also being 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, the easterly line of said 4.8981 acre parcel, and the westerly line of the remainder to said 25 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.

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.

2.4981 ACRE BOUNDARY DESCRIPTION

TITLE COMMITMENT "PARCEL THREE"

Being situated in the state of Ohio, county of Franklin, and City of Grove City, Virginia Military Survey Number 8231, and being a part of a 10.862 acres tract deeded to the Pure Oil Company in Deed Book 2509, page 448, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a spike at the northwesterly corner of said 10.862 acres tract and in the centerline of Stringtown Road;

Thence North 89 degrees 21'26" East along the centerline of Stringtown Road, a distance of 211.60 feet to a point, said point also being the true place of beginning of this description;

Thence continuing along said centerline of Stringtown Road, North 89 degrees 21'26" East a distance of 196.08 feet to a spike;

Thence South 8 degrees 27'52" East and a distance of 55.47 feet to a concrete monument;

Thence South 8 degrees 27'52" East along the westerly limited access right-of-way of Interstate Route 71, a distance of 250.46 feet to a concrete monument;

Thence South 0 degrees 50'55" East and a distance of 284.94 feet to a concrete monument;

Thence South 24 degrees 57'53" West a distance of 35.85 feet to a point;

Thence North 83 degrees 29'07" West along the northerly property line if a 4.429 acres tract deed to Union Oil Company of California, in Deed Book 2509, Page 448, in said Recorder's Office, a distance of 448.60 feet to a point;

Thence North 6 degrees 29'59" East along the right-of-way of Marlane Drive, a distance of 358.59 feet to a point, said point being the southwest corner of a 0.63 acre tract deeded to Union Oil Company of California;

Thence South 83 degrees 30'01" East along the southerly property line of said 0.63 acre tract, a distance of 150.00 feet to a point;

Thence North 6 degrees 29'59" East a distance of 229.07 feet passing a point at 188.32 feet to the true place of beginning of this description, containing 4.8981 acres, more or less.

SAVE AND EXCEPT THEREFROM: a 1.500 acre parcel created in Quit-Claim Deed recorded as Instrument No. 201510220149894 and a 0.900 acre parcel created by Quit-Claim Deed recorded as Instrument No. 201510220149895 Recorder's Office, Franklin County, Ohio.

Together with an easement for ingress and egress as set forth in Easement Deed of Record in OR Volume 18015, Page A-15.

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BOUNDARY/TOPOGRAPHIC SURVEY FOR MARLANE RETAIL DEVELOPMENT MARLANE DRIVE CITY OF GROVE CITY FRANKLIN COUNTY, OHIO		
SCALE 1"=30'	DRAWN KWW	CHECKED GWS
DATE 6-23-16	SHEET CE-2A	

Revised: 00--00--00

DEMOLITION PLAN FOR
MARLANE RETAIL DEVELOPMENT
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
 STRINGTOWN ROAD (R/W VARIES)

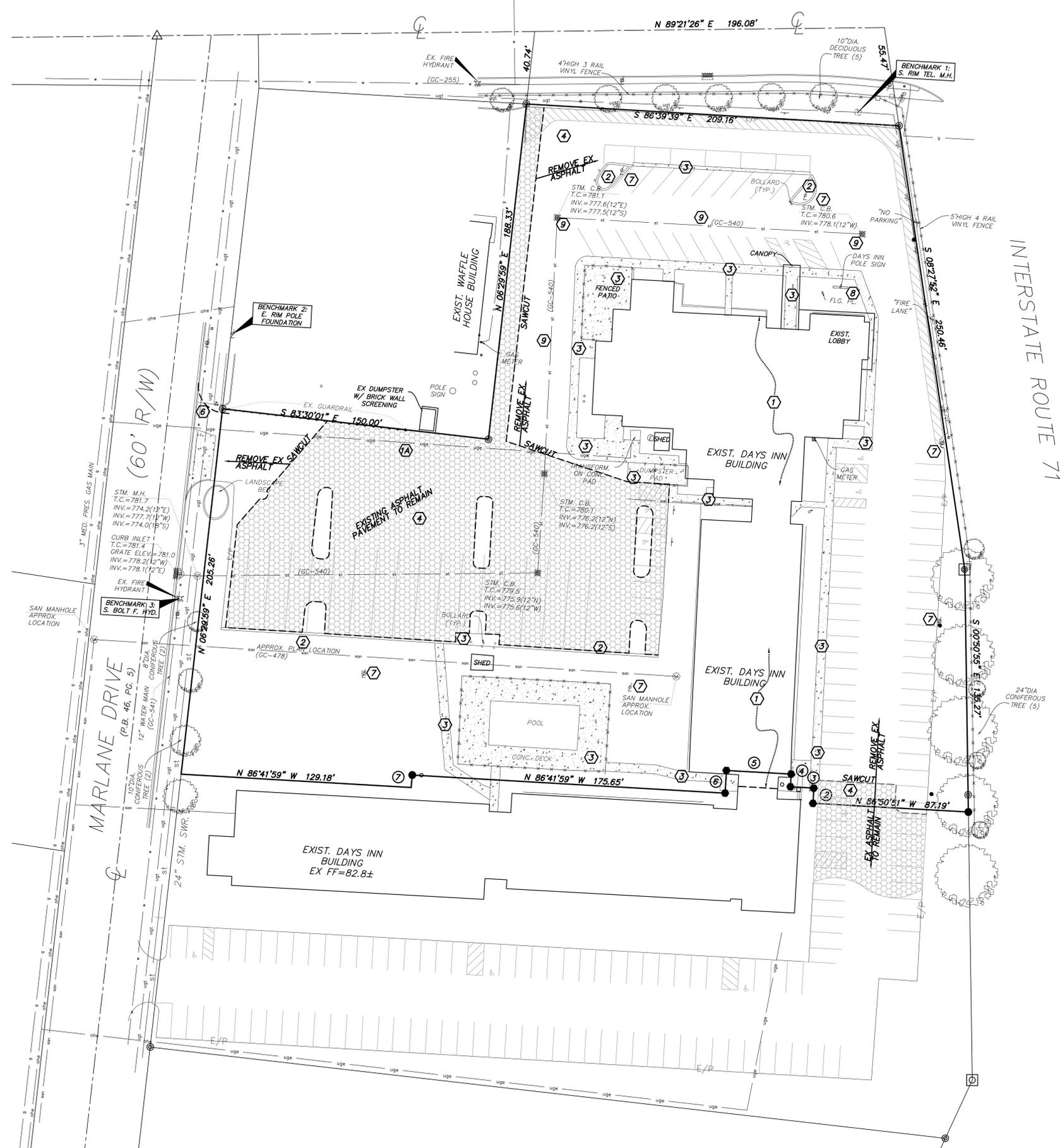
DEMOLITION NOTES:

- 1 DISCONNECT, TERMINATE, CAP, ALL UTILITY SERVICES TO EXISTING NORTHERLY BUILDING SECTION. ENSURE THAT THE SOUTHERLY BUILDING SECTION TO REMAIN HAS REQUIRED UTILITY SERVICES, EITHER BY MAINTAINING EXISTING SERVICES OR ESTABLISHING NEW ONES TO REPLACE THOSE BEING DISTURBED. RAZE EXISTING NORTHERLY BUILDING SECTION. COORDINATE WITH THE ARCHITECT FOR EXTENT OF DEMOLITION OF THE SOUTHERLY BUILDING SECTION. REMOVE EXISTING FOUNDATION(S), FOOTER(S), GREASE TRAP, AND SIDEWALKS. PROVIDE COMPACTED BACKFILL MATERIAL AND CERTIFY FINAL SITE COMPACTION.
- 2 EXISTING ELECTRIC SERVICE TO HOTEL BUILDING TO BE RELOCATED TO REMAINING PORTION OF BUILDING.
- 3 EXISTING CURB TO BE SAWCUT AND REMOVED.
- 4 EXISTING CONCRETE TO BE SAWCUT AND REMOVED.
- 5 ASPHALT TO REMAIN WHERE DENOTED. ALL OTHER EXISTING ON-SITE ASPHALT SURFACE TO BE REMOVED. REMOVED ASPHALT MAY BE SHRED AND REUSED AS BASE MATERIAL.
- 6 ALL EXISTING ON-SITE BOLLARDS AND SIGNAGE TO BE REMOVED.
- 7 EXISTING PUBLIC SIDEWALK, DRIVE APRONS ONTO MARLANE DRIVE, AND PUBLIC CURB & GUTTER TO BE SAWCUT, REMOVED & REPLACED (PER CITY OF GROVE CITY STANDARD DRAWINGS C-GC-42, C-GC-46A AND C-GC-57B).
- 8 EXISTING SITE LIGHT POLE AND BASE TO BE REMOVED.
- 9 EXISTING DAYS INN POLE SIGN TO BE REMOVED.
- 10 EXISTING STORM SEWER TO BE REMOVED. (3 CATCH BASINS AND APPROX. 370 LINEAL FEET OF 12" DIA. PIPE)

ALL DEMOLITION MATERIAL TO BE HAULED TO APPROPRIATE OFF SITE LOCATION.

CONTRACTOR SHALL SECURE ANY DEMOLITION PERMITS REQUIRED AND SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES/SERVICES TO BE MODIFIED AS A RESULT OF THIS DEMOLITION.

NO ASPHALT CORES OR GEO-TECHNICAL EVALUATIONS WERE SUPPLIED. WE ASSUME THAT EXISTING ASPHALT PAVEMENT IS OF SUFFICIENT COMPOSITION FOR PROPOSED LOADING CONDITION.



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	ORIG. SUBDIVISION LOT LINES
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE LINE
	STORM SEWER
	SANITARY SEWER
	WATER LINE
	GAS LINE
	EX. CURB
	EX. FENCE
	CENTERLINE OF ROAD
	EX. EDGE OF PAVEMENT
	RAILROAD SPIKE (FOUND)
	RAILROAD SPIKE (SET)
	IRON PIN (FOUND)
	IRON PIN (SET)
	MAG NAIL (FOUND)
	MAG NAIL (SET)
	ROAD MONUMENT BOX
	TELEPHONE MANHOLE
	EX. GRADE ELEVATION
	POWER POLE
	LIGHT POLE
	TRAFFIC BOX
	WATER VALVE
	GAS VALVE
	GAS MARKER
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	ELECTRIC MANHOLE
	FIRE HYDRANT
	EX. CURB INLET
	EX. CATCH BASIN
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	SIGN
	CLEAN OUT
	CONCRETE SURFACE
	EXISTING TREE
	EXISTING ASPHALT PAVEMENT TO REMAIN



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**DEMOLITION PLAN FOR
 MARLANE RETAIL DEVELOPMENT
 MARLANE DRIVE
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO**

SCALE 1"=20'	DRAWN KWN	CHECKED GWS	DATE 6-23-16	SHEET CE-3
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Revised: 00-00-00

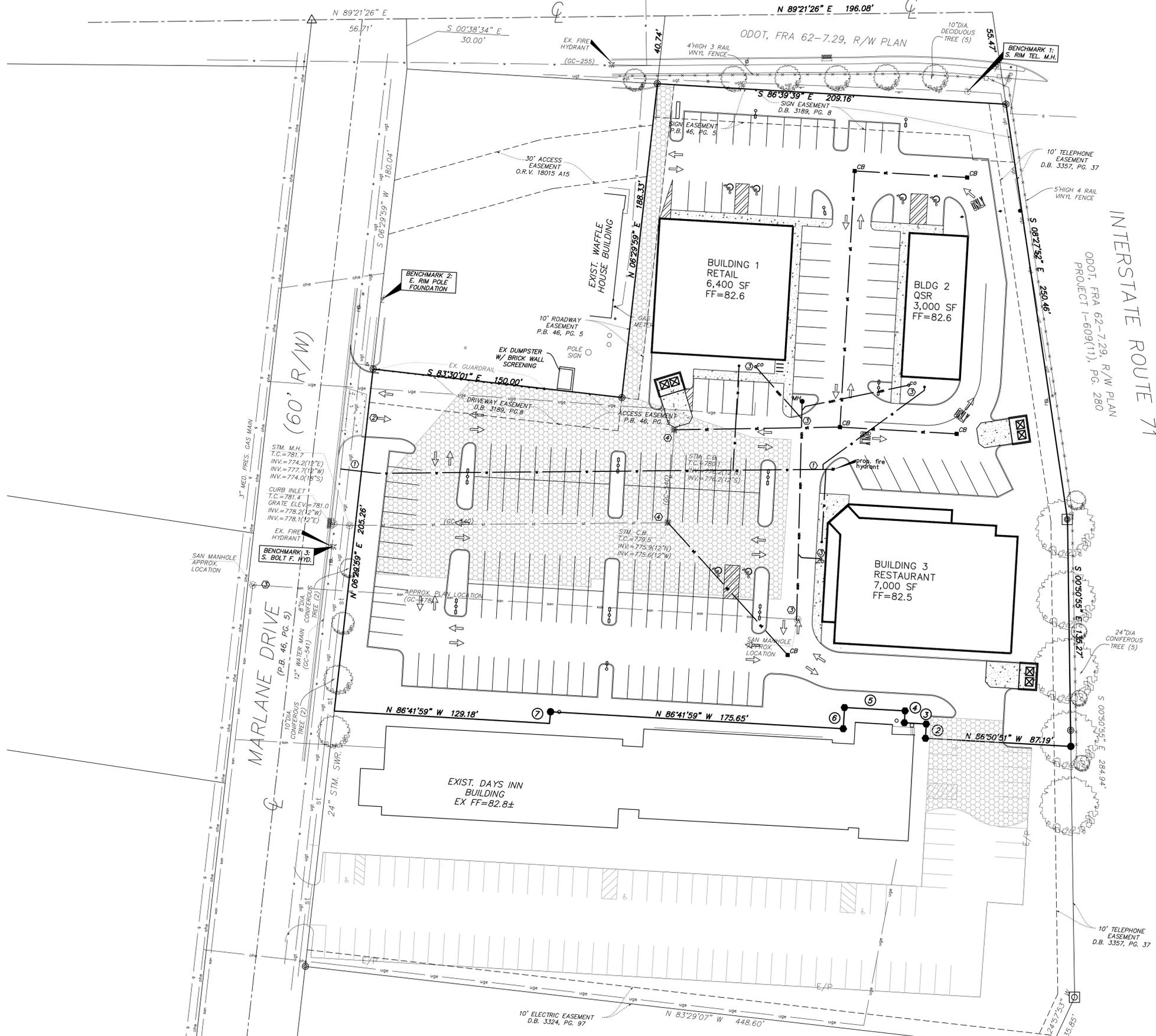
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UTILITY PLAN
MARLANE RETAIL DEVELOPMENT
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

STRINGTOWN ROAD (R/W VARIES)

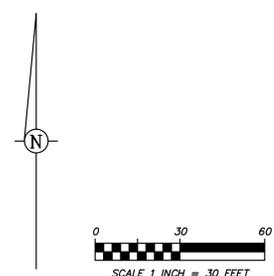
UTILITY NOTES:

- Developer to coordinate with private utility company service providers for appropriate services based upon proposed loading.
 - Proposed private water line to provide fire protection and required building domestic water services. Developer to designate domestic service size requirements.
 - Existing sanitary sewer tap for northerly portion of existing hotel to be located, bulkheaded at the right-of-way and abandoned in place.
 - Proposed sanitary sewer mainline extension from existing manhole (approximate per plan location). Contractor to coordinate with the City of Grove City Dept. of Public Service. Sanitary sewer services to be modified for grease interceptor requirements.
 - Portion of existing storm sewer to remain shall be inspected and cleaned.
- The development shall meet the requirements for onsite fire hydrants.
 -Final site design shall meet the requirements of the City's Stormwater Design Manual.
 -Onsite utilities will be sized on final design plan set based upon MEP analysis.



LEGEND

- Monument Box
- 3/4" Iron Pipe (Found/Set)
- ⊙ PK Nail (Found/Set)
- ⊙ Railroad Spike (Found/Set)
- ⊙ Rebar (Found/Set)
- ⊙ Catch Basin or Curb Inlet
- ⊙ Curb & Gutter Inlet or Gutter Inlet
- ⊙ Sewer Manhole or Grease Trap
- ⊙ Sewer Cleanout
- ⊙ Fire Hydrant
- ⊙ Water Valve
- ⊙ Gas Valve
- ⊙ Gas Marker
- ⊙ Gas Meter
- ⊙ Light Pole
- ⊙ Utility Pole
- ⊙ Flagpole
- ⊙ Utility Pole Anchor
- ⊙ Traffic Signal Pole
- ⊙ Traffic Pull Box
- ⊙ Traffic Control Pedestal
- ⊙ Telephone Pedestal
- ⊙ Cable TV Pedestal
- ⊙ Electric Pedestal
- ⊙ Pad-Mounted Transformer
- ⊙ Sign Pole
- ⊙ Bollard
- ⊙ Green Space Area
- ⊙ Deciduous Tree
- ⊙ Coniferous Tree
- ⊙ Existing Spot Elevation
- Overhead Electric Line
- Underground Electric Line
- Overhead Telephone Line
- Underground Telephone Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Fence Line
- Guardrail
- Curb
- Concrete Pavement/Sidewalk
- Ex. Asphalt Pavement to remain
- ⊙ Double Head Site Light
- ⊙ Single Head Site Light
- ➔ Traffic Arrow



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UTILITY PLAN
 MARLANE RETAIL DEVELOPMENT
 MARLANE DRIVE
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=20'	K/W	C/S	06-23-16	02-5

Revised: 00-00-00

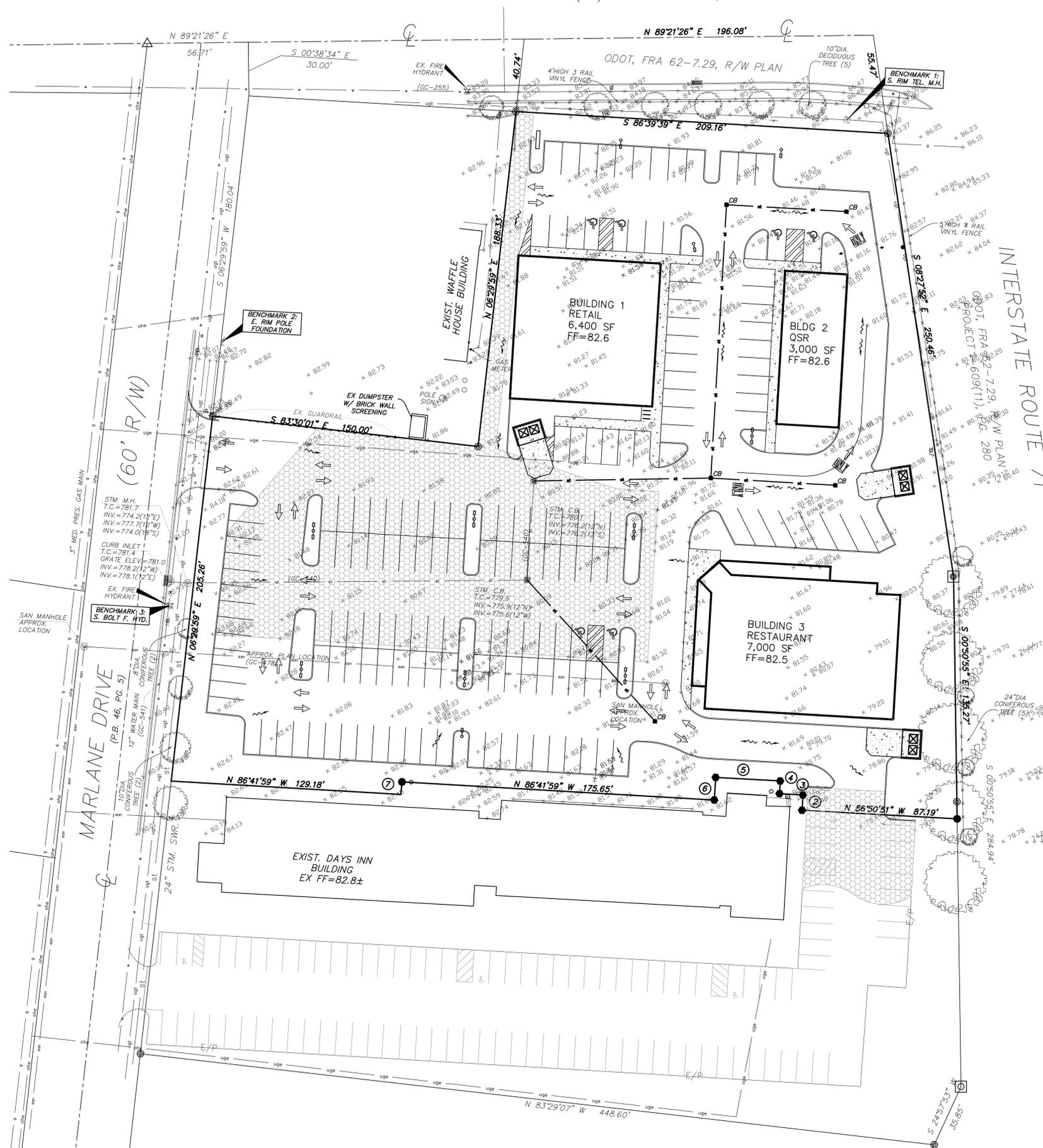
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GRADING & DRAINAGE PLAN
MARLANE RETAIL DEVELOPMENT
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

STRINGTOWN ROAD (R/W VARIES)

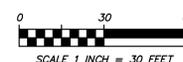
DEVELOPMENT NOTES:

Final site design shall meet the requirements of the City's Stormwater Design Manual.



LEGEND

- Monument Box
- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- ▲ Railroad Spike (Found/Set)
- ⊙ Rebar (Found/Set)
- Catch Basin or Curb Inlet
- Curb & Gutter Inlet or Gutter Inlet
- MH
- Sewer Manhole or Grease Trap
- Sewer Cleanout
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Light Pole
- ⊕ Utility Pole
- ⊕ Flagpole
- ⊕ Utility Pole Anchor
- ⊕ Traffic Signal Pole
- ⊕ Traffic Pull Box
- ⊕ Traffic Control Pedestal
- ⊕ Telephone Pedestal
- ⊕ Cable TV Pedestal
- ⊕ Electric Pedestal
- ⊕ Pad-Mounted Transformer
- ⊕ Sign Pole
- ⊕ Ballard
- Green Space Area
- Deciduous Tree
- Coniferous Tree
- Storm Sewer Line
- Fence Line
- Curb
- Concrete Pavement/Sidewalk
- Ex. Asphalt Pavement to remain
- Ex. Spot Elevation
- Add 800.00 to all existing & proposed elevations.
- 30.4 Proposed Top of Pavement Elevation
- exp Existing Top of Pavement Elevation
- 30.4 Proposed Top of Walk Elevation
- 30.4 Proposed Top of Walk and Pavement Elevation (when the same)
- 30.4 Proposed Top of Curb Elevation (typical 0.45' above existing or proposed pavement)
- ① Turn down curb from 5" to 0" in approx. 2 lineal feet
- Existing Contour
- Proposed Contour
- Double Head Site Light
- Single Head Site Light
- Traffic Arrow
- Proposed Slope



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GRADING & DRAINAGE PLAN
MARLANE RETAIL DEVELOPMENT
 MARLANE DRIVE
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KW	CHS	06-23-16	02-6

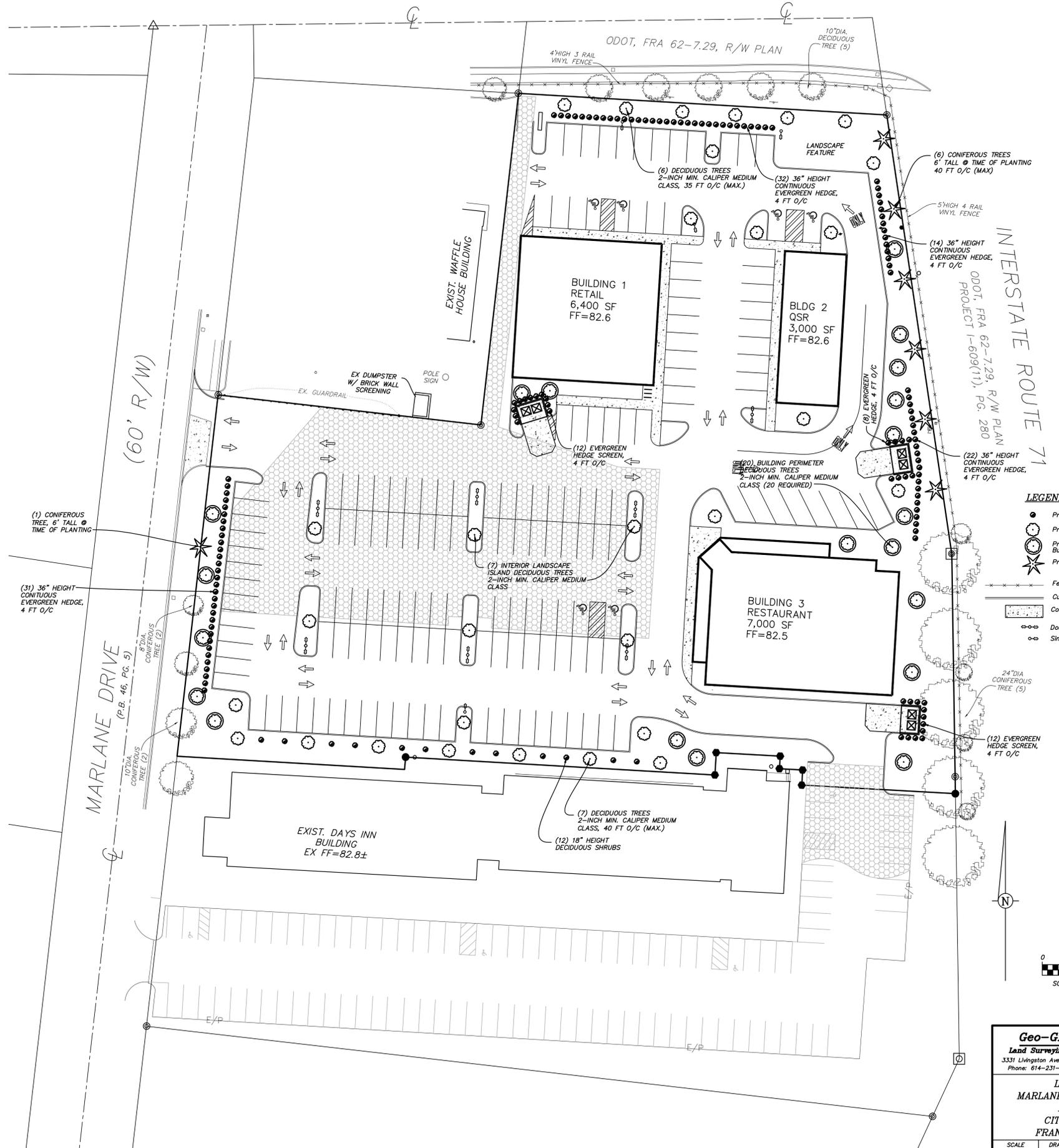
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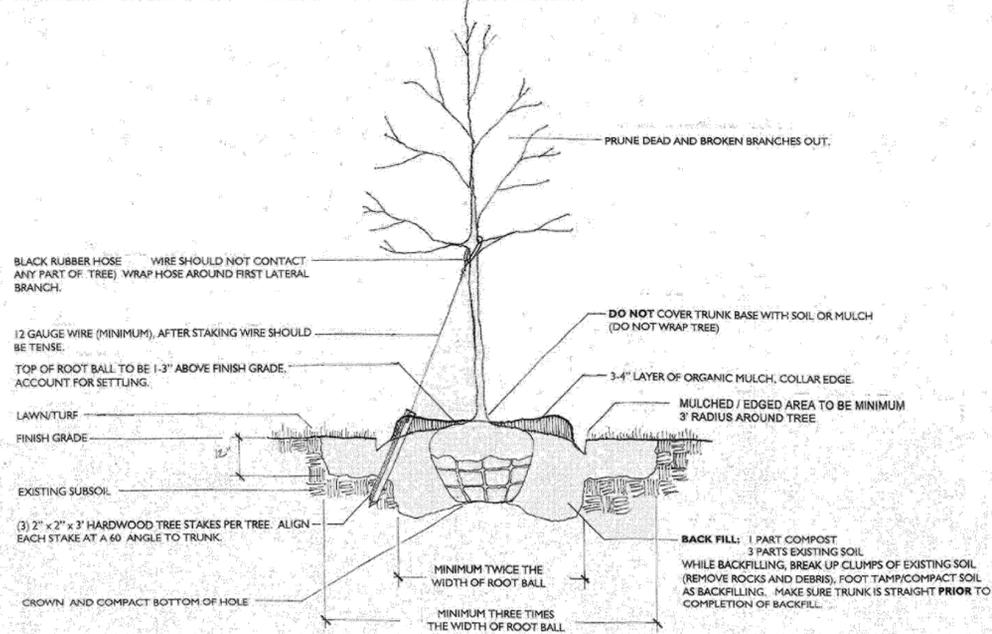
LANDSCAPE SUMMARY:

	PROVIDED
BUILDING PERIMETER TREES (2-INCH MIN. CALIPER MEDIUM CLASS DECIDUOUS) (950 L.F. /50 = 19 TREES REQUIRED)	20
PARKING LOT ISLAND TREES (2-INCH MIN. CALIPER MEDIUM CLASS DECIDUOUS)	16
PARKING LOT PERIMETER	
STRINGTOWN ROAD TREES (2-INCH MIN. CALIPER MEDIUM CLASS DECIDUOUS, 35 FT O/C MAX.)	6
STRINGTOWN ROAD SHRUBS (MIN. 3 FOOT HEIGHT CONTINUOUS EVERGREEN HEDGE, 4 FT O/C)	32
MARLANE DRIVE TREES (6 FOOT HEIGHT AT TIME OF PLANTING CONIFEROUS)	1
MARLANE DRIVE SHRUBS (MIN. 3 FOOT HEIGHT CONTINUOUS EVERGREEN HEDGE, 4 FT O/C)	31
I-71 TREES (6 FOOT HEIGHT AT TIME OF PLANTING CONIFEROUS, 40 FT O/C MAX.)	6
I-71 SHRUBS (MIN. 3 FOOT HEIGHT EVERGREEN CONTINUOUS HEDGE, 4 FT O/C)	36
SOUTH PROPERTY LINE TREES (2-INCH MIN. CALIPER MEDIUM CLASS DECIDUOUS, 40 O/C MAX.)	7
SOUTH PROPERTY LINE SHRUBS (MIN. 1.5 FOOT HEIGHT DECIDUOUS SHRUBS)	12

ALL SERVICE STRUCTURES SHALL BE SCREENED PER SECTION 1136.08.
 AN IRRIGATION SYSTEM FOR THE ENTIRE PROPOSED DEVELOPMENT SHALL BE INSTALLED.
 ALL DESIGNATED GREENSPACE AREAS NOT COVERED BY PLANTINGS, SHRUBS, OR TREES SHALL BE SEEDED AND/OR SOODED. GRASS SEED SHALL BE SPREAD EVENLY AND COVERED WITH PROTECTIVE COVERING OF WOOD CELLULOSE, HYDRO-MULCH, OR PENN MULCH.



TREE PLANTING DETAIL:



* 50% of the wire cage and burlap is to be removed from the rootball of the tree

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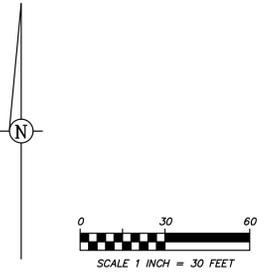
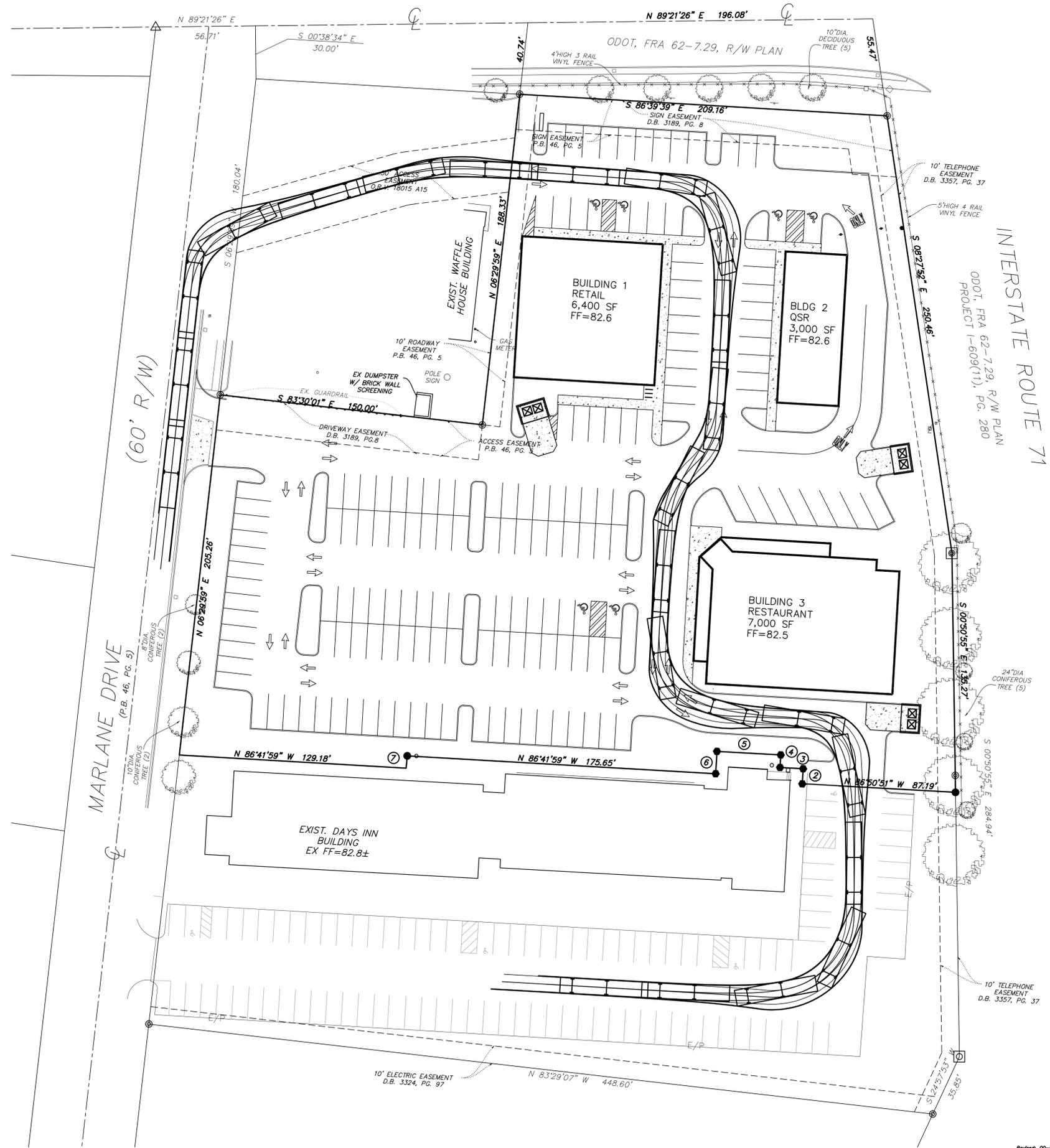
LANDSCAPE PLAN
 MARLANE RETAIL DEVELOPMENT
 MARLANE DRIVE
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

SCALE 1"=30'	DRAWN KWW	CHECKED GWS	DATE 06-23-16	SHEET 1-1
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Revised: 00-00-00

TRUCK MANEUVERABILITY TEMPLATE
MARLANE RETAIL DEVELOPMENT STRINGTOWN ROAD (R/W VARIES)
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

TRUCK TEMPLATE SPECIFICATIONS FOR LADDER TRUCK AS SHOWN:
 WHEEL WIDTH: 8.5'
 VEHICLE WIDTH: 8.0'
 WHEEL LENGTH (DISTANCE BETWEEN FRONT AND REAR AXLES): 19.87'
 FRONT OVERHANG: 6.83'
 REAR OVERHANG: 20.0'



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TRUCK MANEUVERABILITY TEMPLATE
 MARLANE RETAIL DEVELOPMENT
 MARLANE DRIVE
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

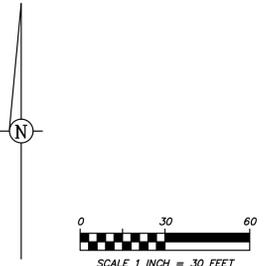
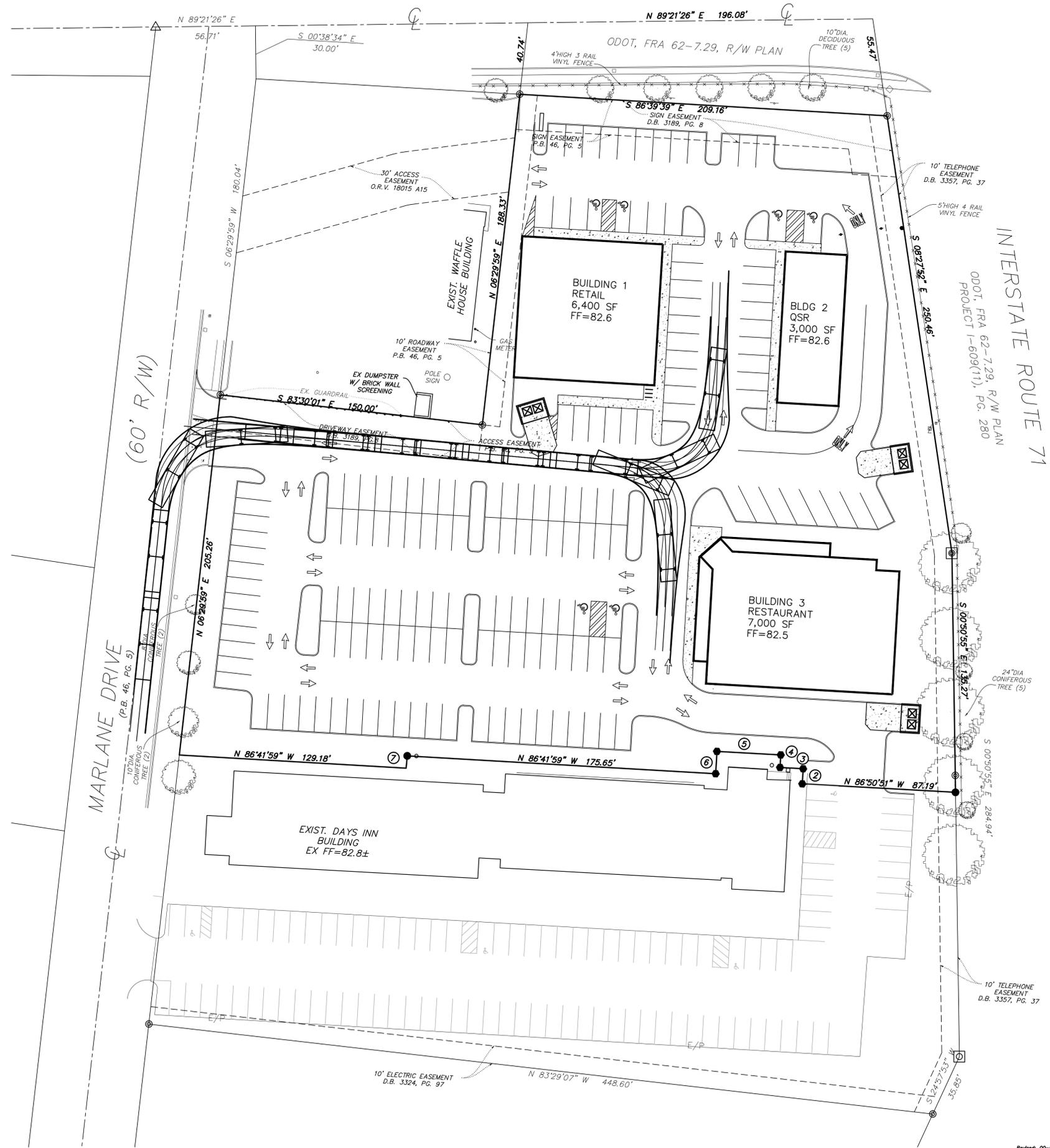
SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KW	CHS	6-23-16	1 OF 2

Revised: 00-00-00

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TRUCK MANEUVERABILITY TEMPLATE
MARLANE RETAIL DEVELOPMENT STRINGTOWN ROAD (R/W VARIES)
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

TRUCK TEMPLATE SPECIFICATIONS FOR LADDER TRUCK AS SHOWN:
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TRUCK MANEUVERABILITY TEMPLATE
 MARLANE RETAIL DEVELOPMENT
 MARLANE DRIVE
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KW	CHS	6-23-16	2 OF 2

Revised: 00-00-00

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