BOUNDARY/TOPOGRAPHIC SURVEY FOR

MARLANE RETAIL DEVELOPMENT

CITY OF GROVE CITY, FRANKLIN COUNTY, 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.

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 alta 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 alta 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 DUBLIN 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: veterinarian, 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.

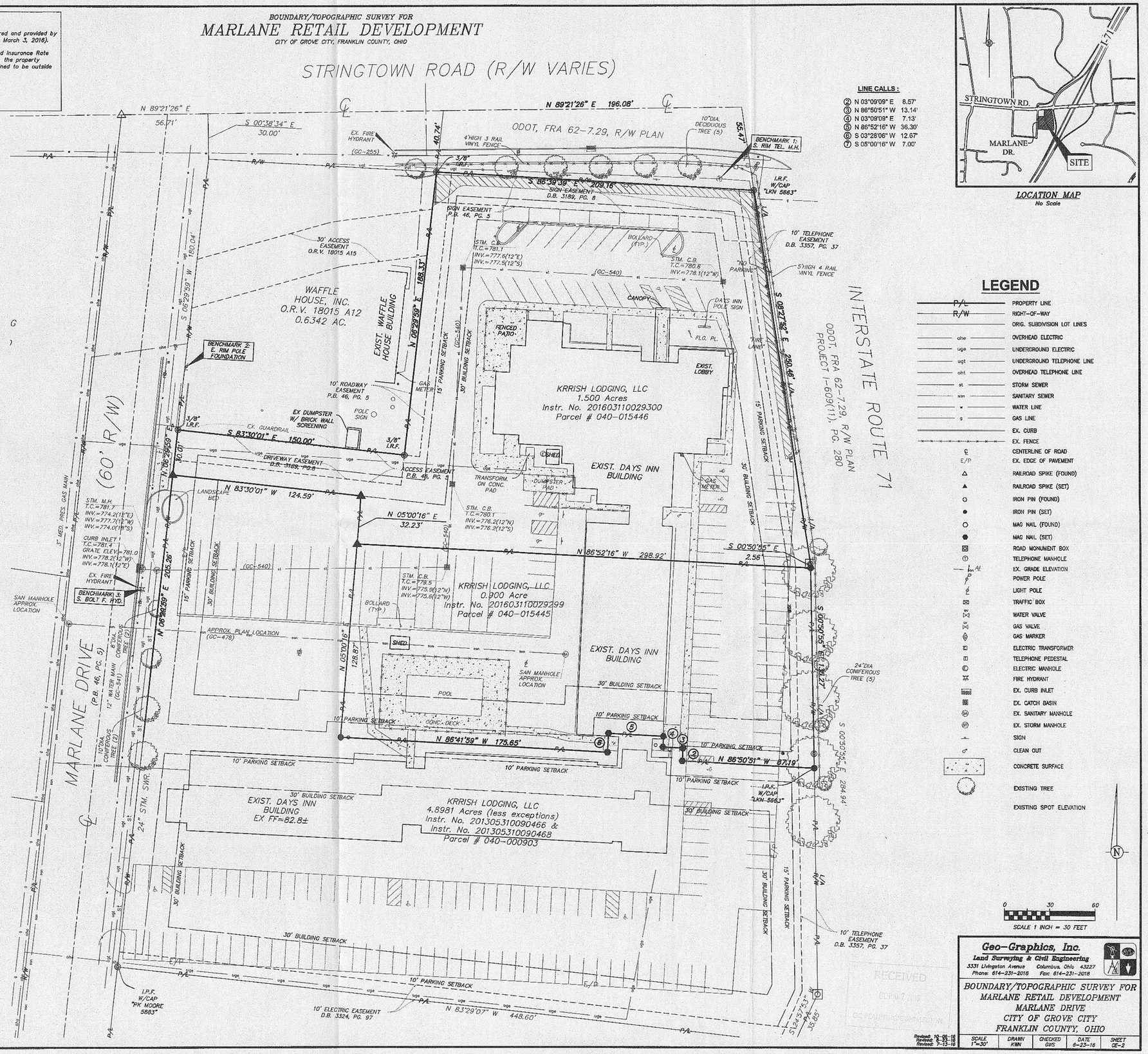
DEVELOPMENT NOTES:

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



LINE CALLS :

②	N 03°09'09" E 8.57'
④	N 86°50'51" W 13.14'
⑤	N 03°09'09" E 7.13'
⑥	N 86°52'16" W 36.30'
⑧	S 03°28'06" W 12.67'
⑦	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
- ohe — OVERHEAD ELECTRIC
- uge — UNDERGROUND ELECTRIC
- ugt — UNDERGROUND TELEPHONE LINE
- oht — OVERHEAD TELEPHONE LINE
- st — STORM SEWER
- san — SANITARY SEWER
- w — WATER LINE
- g — GAS LINE
- EX. CURB
- EX. FENCE
- ℄ — CENTERLINE OF ROAD
- E/P — 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 SPOT ELEVATION

0 30 60

SCALE 1 INCH = 30 FEET

RECEIVED
OCT 17 '16
CITY PLANNING COMMISSION

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'	KWN	GWS	6-23-16	CE-2

Revised: 10-06-16
Revised: 8-23-16
Revised: 7-13-16

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SITE EXHIBIT

MARLANE RETAIL DEVELOPMENT

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

DEVELOPMENT SUMMARY:

2.900 TOTAL ACRES

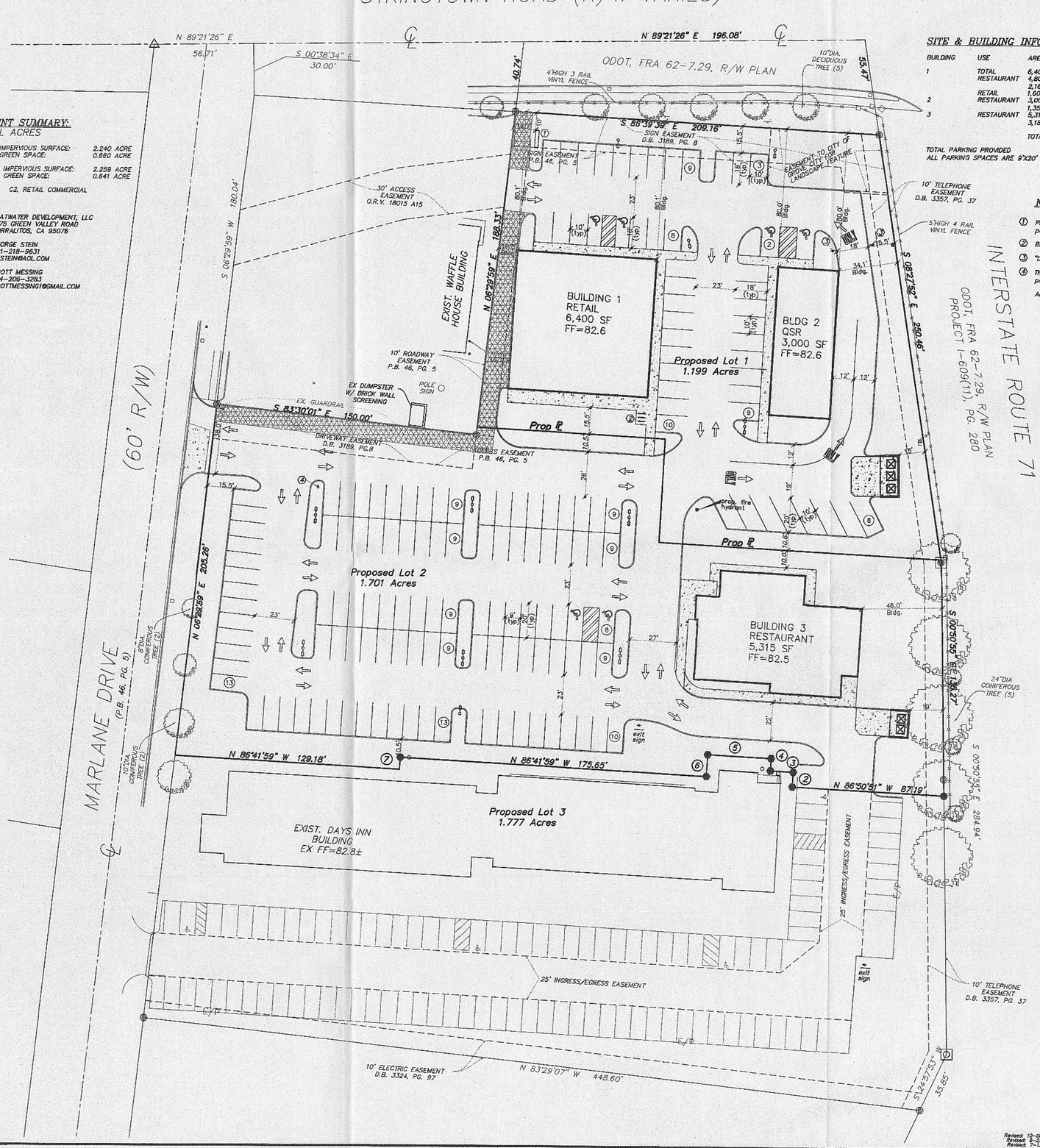
PRE-DEVELOPED IMPERVIOUS SURFACE:	2.240 ACRE
PRE-DEVELOPED GREEN SPACE:	0.660 ACRE
POST-DEVELOPED IMPERVIOUS SURFACE:	2.259 ACRE
POST-DEVELOPED GREEN SPACE:	0.641 ACRE

EXISTING ZONING: C2, RETAIL COMMERCIAL

DEVELOPER: FLATWATER DEVELOPMENT, LLC
1775 GREEN VALLEY ROAD
CORRALITOS, CA 95076

CONTACT: GEORGE STEIN
901-218-9631
GESTEIN@AOL.COM

SCOTT MESSING
614-206-3283
SCOTTMESSING1@GMAIL.COM



SITE & BUILDING INFORMATION:

BUILDING	USE	AREA	PARKING REQ'D	PARKING REQ'D
1	TOTAL	6,400 SF GROSS		
	RESTAURANT	4,800 SF GROSS		
		2,160 SF NET (45%)	1 PER 50 SF NET	44
	RETAIL	1,600 SF GROSS	1 PER 200 SF GROSS	8
2	RESTAURANT	3,000 SF GROSS		
		1,350 SF NET (45%)	1 PER 50 SF NET	27
3	RESTAURANT	5,315 SF GROSS		
		3,189 SF NET (60%)	1 PER 50 SF NET	64
		TOTAL PARKING REQUIRED		143

TOTAL PARKING PROVIDED 156
ALL PARKING SPACES ARE 9'X20' OR 10'X18'

NOTES:

1. Proposed multi-tenant monument sign, 8' height, 50 sq. ft. per face. 10'x2'x2'high brick base to match building.
2. Bike rack, 6 spaces.
3. "Do Not Enter" signage.
4. The parking lot for the proposed redevelopment shall be posted with "NO TRUCK PARKING" signage.

All pavement markings to be white.

LEGEND

- 3/4" Iron Pipe (Found/Set)
- CB Catch Basin
- MH Sewer Manhole
- CO Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Gas Marker
- GM Gas Meter
- Light Pole
- UP Utility Pole
- Pad-Mounted Transformer
- Sign Pole
- Bollard
- Green Space Area
- (3) Number of Parking Spaces
- Deciduous Tree
- Coniferous Tree
- ohe Overhead Electric Line
- uge Underground Electric Line
- oht Overhead Telephone Line
- ugt Underground Telephone Line
- st Storm Sewer Line
- san Sanitary Sewer Line
- w Water Line
- g Gas Line
- Fence Line
- 6" X 18" Concrete Curb
- Concrete Pavement/Sidewalk
- Ex. Asphalt Pavement to remain
- Prop. Grass Pavers
- Double Head Site Light
- Single Head Site Light
- Traffic Arrow

N

0 30 60

SCALE 1 INCH = 30 FEET

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

SITE EXHIBIT
MARLANE RETAIL DEVELOPMENT
MARLANE DRIVE
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KWN	OWG	6-23-16	CE-1

Revised: 10-06-16
Revised: 8-23-16
Revised: 7-13-16

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