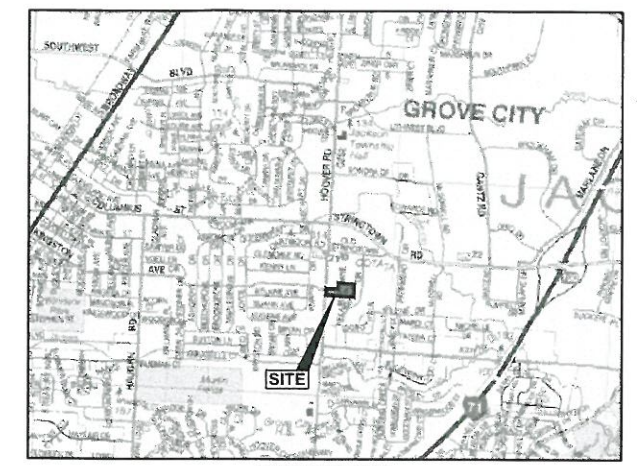


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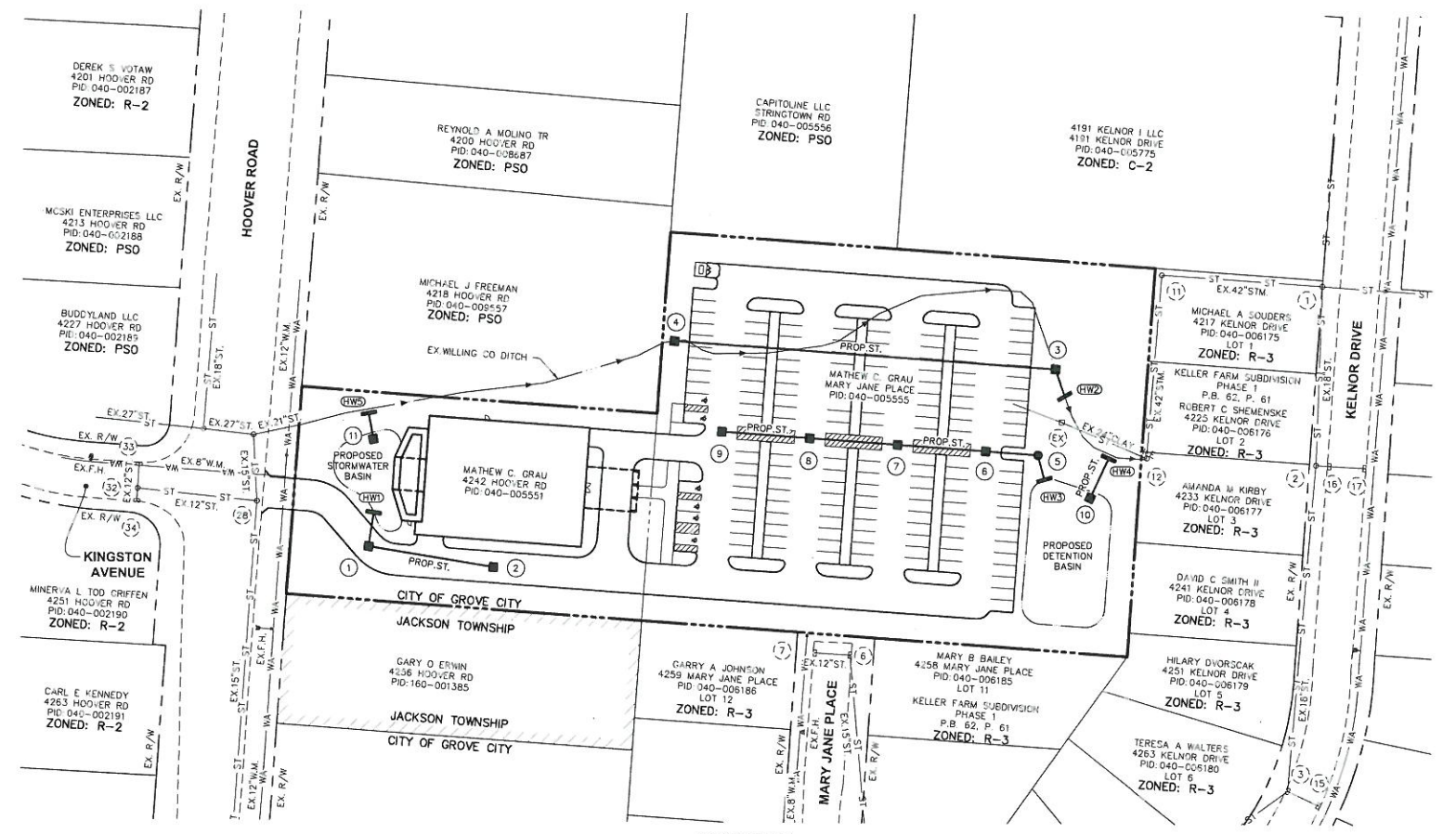
PRELIMINARY PLAN FOR SCHOEDINGER FUNERAL HOME 4242 HOOVER ROAD CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY NO.8231 2018



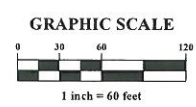
LOCATION MAP
 SCALE: 1" = 2000'

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INDEX MAP
 SCALE: 1" = 60'



DEVELOPER
 SCHOEDINGER FUNERAL AND
 CREMATION SERVICE
 1740 ZOLLINGER ROAD
 COLUMBUS, OHIO 43221
 PHONE: 614-429-5755
 RANDY SCHOEDINGER
 RANDYSCHOEDINGER.COM

OWNER
 MATTHEW C. & KIMBRA K. GRAU
 4242 HOOVER ROAD
 GROVE CITY, OHIO 43123-3625
 PHONE: 614-570-6009

LANDSCAPE ARCHITECT
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 243 N. FIFTH STREET
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 PHONE: 614-487-1964
 TFARIS@FARISPLANNINGANDDESIGN.COM

ENGINEER/SURVEYOR
 ADVANCED CIVIL DESIGN, INC.
 422 BEECHER ROAD
 GAHANNA, OHIO 43230
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 DAVID DENNISTON, P.E.
 TWARNER@ADVANCEDCIVILDESIGN.COM



CITY OF GROVE CITY
 "CITY OF GROVE CITY" SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR	DATE
SERVICE DIRECTOR	DATE
REVIEWER FOR THE CITY OF GROVE CITY	DATE
FIRE DEPARTMENT JACKSON TOWNSHIP	DATE

SITE STATISTICS

SITE LOCATION: 4242 HOOVER ROAD, GROVE CITY, OHIO 43123
 TOTAL ACREAGE: ±3.59 AC. (156,380 S.F.)
 EXISTING ZONING: R-2 (SINGLE FAMILY RESIDENCE)
 CURRENT USE: ONE-FAMILY DWELLING ON PLATTED LOT
 PROPOSED ZONING: PUD-C (PLANNED UNIT DEVELOPMENT - COMMERCIAL)
 PROPOSED USE: FUNERAL HOME
 TAX DISTRICT: CITY OF GROVE CITY
 PARCEL NUMBERS: 040-0055551-00 & 040-005555-00

TOTAL BUILDING AREA UNDER ROOF: 13,040 S.F. (8.3% PROPOSED)
 BUILDING AREA: 11,600 S.F.
 COVERED TERRACE: 480 S.F.
 PORTICE AREA: 960 S.F.
 TOTAL PAVEMENT AREA: 72,968 S.F.
 TOTAL SIDEWALK AREA: 1,554 S.F.
 TOTAL SITE COVERAGE: 87,562 S.F. (56.0% PROPOSED)

TOTAL PARKING REQUIRED: 78 SPACES (1 SPACE / 150 S.F.)
 TOTAL PARKING PROVIDED: 161 SPACES (INCLUDES 4 ADA SPACES, W/1 VAN ACCESSIBLE)

REFERENCES

- EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS OFFICE AND THE FRANKLIN COUNTY RECORDER'S OFFICE, ACCESSED JULY 2018.
- SOILS INFORMATION IS PER USDA WEB SOIL SURVEY, ACCESSED JULY 2018.
- EXISTING UTILITIES SHOWN ARE BASED OFF RECORD PLANS PROVIDED BY THE CITY OF GROVE CITY.

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM); FRANKLIN COUNTY, OHIO, PANEL 39049C0314K, EFFECTIVE DATE: JUNE 17, 2008.

DEVELOPMENT CONTACTS

ELECTRIC	AMERICAN ELECTRIC POWER COMPANY 700 MORRISON ROAD GAHANNA, OHIO 43230-8605 (614) 883-9821	SANITARY SEWER	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OHIO 43123 (614) 277-1100
FIRE	JACKSON TOWNSHIP FIRE DEPT. 4035 BROADWAY GROVE CITY, OHIO 43123 (614) 875-5588	STORM SEWERS	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OHIO 43123 (614) 277-1100
NATURAL GAS	COLUMBIA GAS 280 CIVIC CENTER DRIVE COLUMBUS, OHIO 43215 (614) 280-7500	WATER	CITY OF COLUMBUS PUBLIC UTILITIES 910 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 645-7677
PHONE	AT&T 150 EAST GAY STREET COLUMBUS, OHIO 43215 (614) 223-0978	ZONING	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OHIO 43123 (614) 277-3000

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE GROVE CITY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

REGISTERED ENGINEER _____ DATE _____
 ADVANCED CIVIL DESIGN, INC.
 422 BEECHER ROAD
 GAHANNA, OH 43230
 P: 614 428 7750
 F: 614 428 7755

PLAN PREPARED BY:

 ADVANCED CIVIL DESIGN
 CIVIL DESIGN

PLAN PREPARED FOR:
 SCHOEDINGER FUNERAL AND
 CREMATION SERVICES
 1740 ZOLLINGER ROAD
 COLUMBUS, OHIO 43221
 ATTN: RANDY SCHOEDINGER
 PH: 614-429-5755

GROVE CITY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN FOR
 SCHOEDINGER FUNERAL HOME
 HOOVER ROAD DEVELOPMENT

TITLE SHEET

No.	Revision	Date	Approved

Date: 08/24/2018
 Scale: AS NOTED

Drawn By: CLE
 Checked By: TAW

Project Number:
 18-0002-918

Drawing Number:
 1 / 5

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