

## **PROJECT NARRATIVE – The Grove City Veterinary Hospital**

Received by  
City of Grove City  
02-27-19

The project is an existing veterinary hospital facility located at 4350 Grove City Road in Grove City which is at the northwest corner of Grove City and Demorest Roads. The western property line is the corporation line. The property is zoned PUD-C and will remain as such. Behind the main building, there is an existing parking area, a 2-story storage/2-car garage building, as well as two small dumpsters. There is also an existing stream that runs through the northwest corner of the property that has a corresponding stream corridor protection zone (SCPZ) associated with it.

The project mainly consists of renovating the interior of the building. In order to do this, there are minimum improvements needed to bring the site into compliance. Due to the SCPZ, we will leave the area in the rear of the site as is, except for constructing an enclosure for the dumpsters. The enclosure has been located outside the SCPZ while also meeting the 20' side yard setback.

With the renovations, the entry for patients will be moved to the front of the building along with the needed additional (10) parking spaces. The front parking lot will include a handicap space with ramp, a landscape island around an existing tree, screening hedge row around the perimeter, and a storm sewer system which will outlet to the existing storm sewer at the corner of Grove City and Demorest Roads.

EXHIBIT "A"

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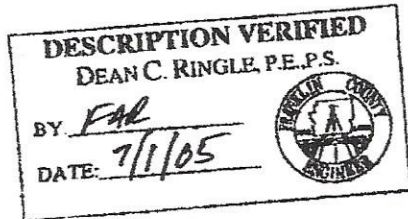
Situate in the Township of Jackson, County of Franklin, in the State of Ohio and being further described as:

Being part of Survey No. 1388, Virginia Military Lands and also being part of that property conveyed by Anton C. Patzer to Melvin P. Girbert and Geraldine Girbert by deed as shown of record in D.B. 1713, Page 484 Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike at the point of intersection of the center line of Grove City Pike with the centerline of Demorest Road, said point being also the southeast corner of the above mentioned property, conveyed to Melvin P. Girbert and Geraldine Girbert; thence with the center line of Grove City Pike and the south line of the aforesaid Girbert property, N. 85° 00' W. 440.1 ft. to a spike, said spike being S. 85° 00' E. 370.0 ft. from the southwest corner of the aforesaid Girbert property; thence N. 5° 48' E. 338.34 ft. to an iron pin; thence S. 84° 39' E. 256.94 ft. to an iron pin; thence S. 6° 00' W. 114.0 ft. to an iron pin; thence S. 84° 39' E. 185.0 ft. to a spike in the centerline of Demorest Road, being also the east line of the Girbert property; thence with the center line of Demorest Road and the east line of the Girbert property, S. 6° 00' W. 221.8 ft. to the place of beginning, containing 2.929 acres, more or less. Subject to all legal highways and other easements or restrictions shown of record.

Except Therefrom the following described premises:

Beginning at a spike in the center line of Grove City Pike, same being S. 85° E. 370.0 ft. from the southwesterly corner of the above mentioned property conveyed to Melvin P. and Geraldine Girbert; thence from said beginning point N. 5° 48' E. 338.34 ft. to an iron pin; thence S. 84° 39' E. 104.11 ft. to an iron pin; thence S. 2° 05' E. 340.36 ft. to a spike in the center of Grove City Pike; thence N. 85° W. along the center line of Grove City Pike and the Southerly line of the above-mentioned property conveyed to Melvin P. and Geraldine Girbert a distance of 150.6 ft. to the place of beginning, containing 0.988 acres; subject to all easements and restrictions shown of record; also subject to all legal highways.



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