



MEMO

TO: City of Grove City
DATE: May 25, 2018
FROM: Chris Fleming, PE, LEED AP
RE: Mount Carmel Grove City MOB 3
2017-0001

To whom it may concern,

Our client, HPLEX Solutions, is requesting approval of a revision to their existing Development Plan approved on May 2, 2017. These revisions are to provide additional parking on site and access to Mount Carmel Lane. The revisions to this project are summarized as follows:

- Expanded parking lot to add approximately 50 additional spaces and 50 future parking spaces on the back side of the proposed building.
- Additional ADA accessible spaces in the front of the building to account for the increase in total parking spaces.
- Extended the access road all the way through to Mount Carmel Lane.
- Relocated the oxygen tank along the proposed access road with a 16' wide pull off for oxygen delivery.
- Additional storm sewer structures and piping to collect runoff from the parking lot addition and extended access road.
- Revised detention pond footprint and associated calculations to account for the additional impervious area.

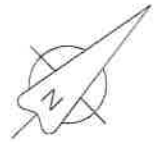
If you have any questions regarding these revisions, please feel free to contact me at (614) 487-1650.

0.977 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey No. 1434, being part of Lot 1 of the Mount Carmel Health System Grove City Hospital recorded in Plat Book 121, Page 46-50 of the Franklin County Recorder's Office.

$R = 11624.30'$
 $\Delta = 00^{\circ}57'01''$
 $A.L. = 192.81'$
 $Ch.B. = N 42^{\circ}40'16'' E$
 $Ch.L. = 192.81'$

1-71



North Meadows Drive

(80' R/W)

LA R/W

25' Pavement Setback
 PB 121 PG 47

25' Utility Easement
 Inst No. 201303200046818

$R = 11624.30'$
 $\Delta = 01^{\circ}43'31''$
 $A.L. = 350.01'$
 $Ch.B. = N 44^{\circ}00'32'' E$
 $Ch.L. = 350.00'$

$R = 500.00'$
 $\Delta = 41^{\circ}04'39''$
 $A.L. = 358.47'$
 $Ch.B. = N 21^{\circ}39'27'' E$
 $Ch.L. = 350.84'$

Point of Commencement
 0.938 Acres

(3/4" Iron Pipe Found)

Mount Carmel Lane (60' R/W)
 PB 121, PG 46

Mount Carmel Health System
 Parcel No. 040-015824
 3.428 Acres
 Instrument No. 201709130128202

S 45°54'44" E 425.51'

N 45°54'44" W 421.49'

Point of Beginning
 0.938 Acres

N 44°05'16" E 350.00'

N 45°54'44" W 125.00'

Mount Carmel Health System Parcel No. 040-015730
 Instrument No. 201209210141441
 Lot No. 1 PB 121, PG 46-50

0.977 Acres

S 44°05'16" W 327.42'

S 34°00'39" E 109.48'

Drainage Easement
 PB 121 PG 47

- ⊙ = 5/8" x 30" Iron Pin Set with plastic cap stamped "KNE PS 7799".
- = 5/8" x 30" Iron Pin Found with plastic cap stamped "KNE PS 7799".



The bearing of N01°07'09"E on the easterly existing right of way line of North Meadows Drive referenced to the State Plane Coordinate System, Ohio South Zone NAD 83 (NSRS 2011).

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Scale 1" = 80 feet

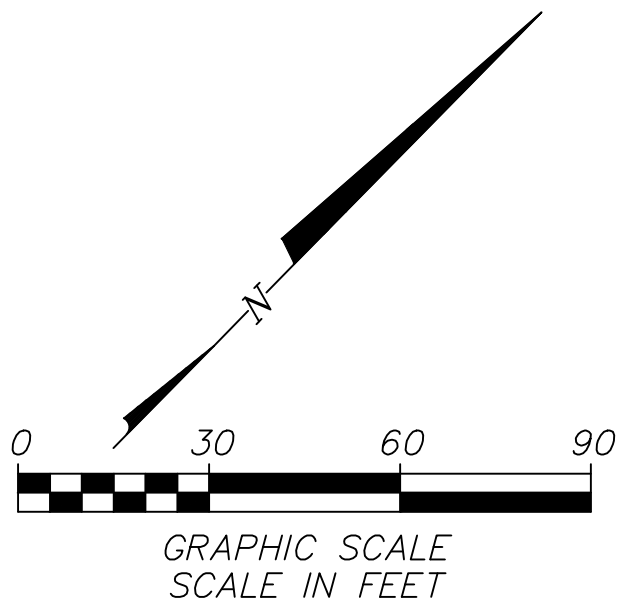
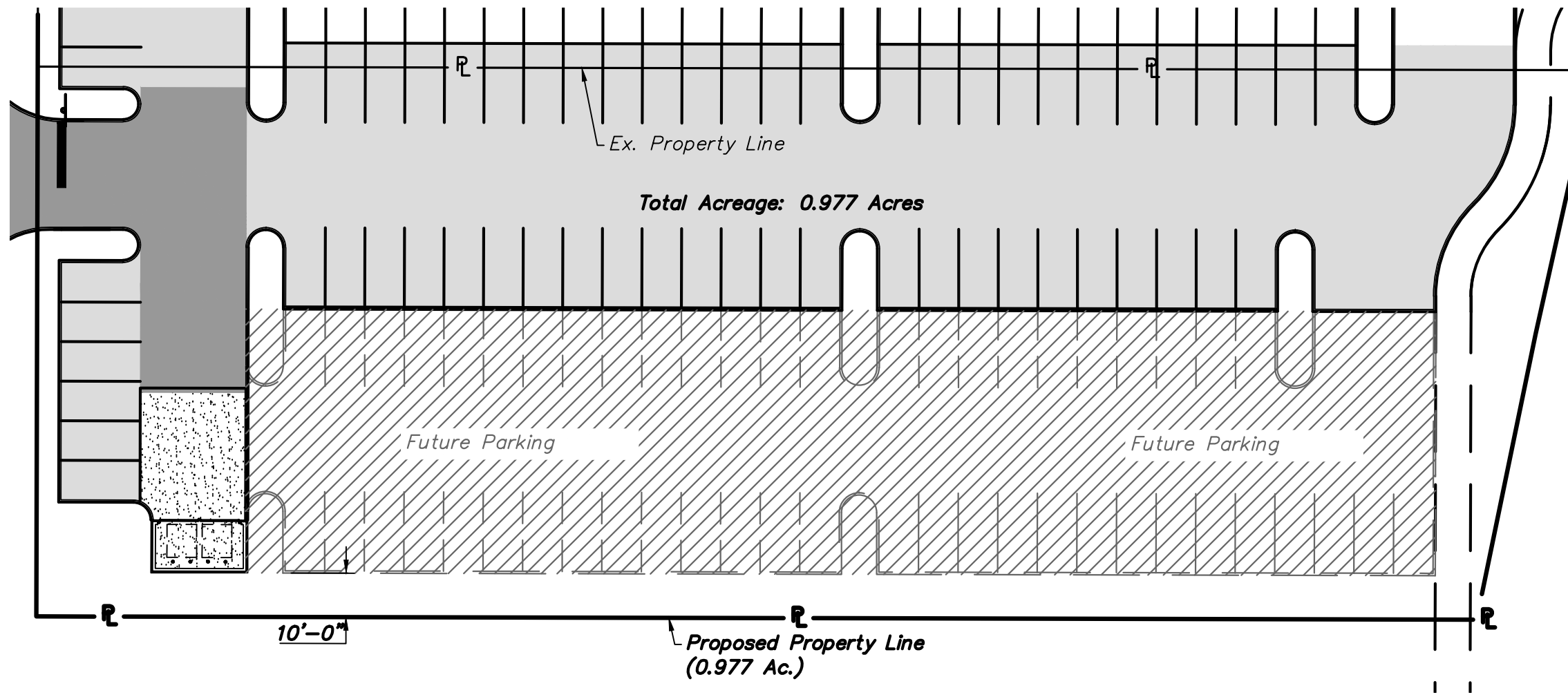


SURVEY REQUEST:

Performed at the request of: Mount Carmel Health

[Signature]
 REGISTERED SURVEYOR NO. 7799

May 21, 2018
 DATE





0.977 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey No. 1434, being part of Lot 1 of the Mount Carmel Health System Grove City Hospital recorded in Plat Book 121, Page 46-50 originally conveyed to Mount Carmel Health System by deed of record in Instrument No. 201209210141441 of the Franklin County Recorder's Office and being further described as follows:

Commencing at a $\frac{3}{4}$ " iron pipe found at the intersection of the southerly line of Lot 1 with the easterly existing right of way line of North Meadows Drive (80 feet wide) as conveyed to the City of Grove City by deed of record in Instrument No. 201303200046817, said southerly line also being the northerly right of way line of Mount Carmel Lane (60 feet wide) as dedicated in said Plat Book 121, Page 46;

Thence **North 01°07'09" East**, a distance of **75.06 feet** leaving said southerly line and along said easterly existing right of way line of North Meadows Drive to a point;

Thence northeasterly, with a curve to the right, having a radius of 500.00 feet, a delta angle of 41°04'39", an arc of 358.47 feet and a chord which bears **North 21°39'27" East**, a distance of **350.84 feet** continuing along said easterly existing right of way line of North Meadows Drive to a point;

Thence northeasterly, with a curve to the right, having a radius of 11,624.30 feet, a delta angle of 00°57'01", an arc of 192.81 feet and a chord which bears **North 42°40'16" East**, a distance of **192.81 feet** continuing along said easterly existing right of way line of North Meadows Drive to an iron pin set at the southwesterly corner of a 3.428 acre tract conveyed to Mount Carmel Health System by deed of record in Instrument No. 2017091301282020;

Thence **South 45°54'44" East**, a distance of **425.51 feet** along the southerly line of said 3.428 acre tract to a $\frac{5}{8}$ " iron pin found with plastic cap stamped "KNE PS 7799" and being the **TRUE POINT OF BEGINNING**;

Thence **North 44°05'16" East**, a distance of **350.00 feet** along the easterly line of said 3.428 acre tract to a $\frac{5}{8}$ " iron pin found with plastic cap stamped "KNE PS 7799" at the northeasterly corner of said 3.428 acre tract;

Thence **South 45°54'44" East**, a distance of **17.88 feet** and being an extension of the northerly line of said 3.428 acre tract, across the grantor's property to an iron pin set;

Thence **South 34°00'39" East**, a distance of **109.48 feet** continuing across the grantor's property to an iron pin set;

Thence **South 44°05'16" West**, a distance of **327.42 feet** continuing across the grantor's property to an iron pin set;




Thence **North 45°54'44" West**, a distance of **125.00 feet** continuing across the grantor's property to the **TRUE POINT OF BEGINNING** and containing 0.977 acres, more or less, of which 0.000 acres are within the present road occupied.

Of the above described tract, 0.977 acres, more or less, are located within Auditor's Parcel No. 040-015730.

The basis of bearing of North 01°07'09" East on the easterly existing right of way line of North Meadows Drive is referenced to the State Plane Coordinate System, Ohio South Zone NAD 83 (NSRS 2011).

Iron pins set are 5/8" x 30" rebar topped by a plastic cap stamped "KNE PS 7799."

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in March, 2017 by Korda/Nemeth Engineering, Inc.


Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.



5/21/18
Date

Split
0.977 acre
out of
(040)
15730

