



Received By:
Grove City Development
Date: 01/21/2021

January 21, 2021

Dashiell Logan
Development Planner
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Re: Special Use Permit Application
Application # 202101070001
Project Name: Wright Patt Grove City
Project Address: 2400 Stringtown Road

Dear Dash,

We have reviewed the administrative review letter for the above referenced project and can offer the following responses.

Item 1a: Please see revised site plan with island adjusted to reflect the approved site to the north.

Item 1b: Please see revised site plan with narrowed access that aligns with the approved site to the east.

Item 1c: Please see revised site plan with reoriented drive through to be north-south. This also necessitated rotating the building to accommodate the additional drive aisles.

Item 2: Please see revised site plan with the number of possible stacked vehicles noted. We have made all efforts to maximize vehicle stacking on the site per the administrative review. Please note that Wright Patt has developed several other sites with their remote teller canopies and does not provide this much stacking for even their most busy location.

Item 3: It is understood that a development plan application and supporting drawings/documents are required and shall be submitted for review after this successful special use permitting process.

Item 4: Please see revised application with the 'Authorized Representative' portion completed.

Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Navarro". The signature is fluid and cursive, with a prominent initial "A" and "N".

Andrew Navarro, AIA
Project Architect

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Project Narrative:

The proposed project for Wright-Patt Credit Union is a new single-story building with remote Teller Kiosks. The kiosks are proposed with three drive-up aisles. The proposed building and canopy are of a contemporary design theme with flat roofs, an aluminum storefront system, brick, and EIFS exterior materials.

The proposed development fits in nicely with the surrounding commercial uses as the existing site is a vacant outparcel in front of the old K-Mart on Stringtown Road. To the West is a Taco Bell and to the East is an AutoZone Auto Parts. The proposed building is set near the 30' setback requirement in order to address Stringtown Road more directly with its parking in the rear.

The hours of operation for the kiosks are the same as the commercial building which is 9am-6pm Monday through Friday and 9am-2pm on Saturday. However, the ATM on one of the kiosks is open 24/7. The kiosks will not negatively impact the surrounding community as they will provide a quick and easy service for Grove City residents. The kiosks are suitable to the Stringtown Road area as many commercial establishments have drive-thru lanes including the PNC Bank on the corner of Stringtown Road and Hoover Road.

Description

Lot Split

0.908 Acre Parcel

Situated in the State of Ohio, County of Franklin, and the City of Grove City. Being part of the Virginia Military Survey Number 8231 and being a portion of the MG Grove City LLC 8.562-acre tract as recorded in Instrument Number 201711130159430 of the Franklin County Record of Deeds

Commencing at Franklin County Survey Monument SW 8 where Franklin County Survey Monument SW 8 bears South 66 degrees 05 minutes 10 seconds East 2934.89 feet,

Thence from said place of commencement South 77 degrees 41 minutes 11 seconds east 605.45 feet to an "X" (found) at the southwest corner of said 8.562-acre parcel on the north right-of-way line of Stringtown Road and on a curve to the right having a radius of 1019.93 feet,

Thence following the south boundary of said 8.562-acre parcel and following the north right-of-way line of Stringtown Road and along said curve a distance of 28.58 feet to a mag nail (set) at the place of beginning, chord being South 63 degrees 12 minutes 50 seconds East 28.58 feet having a delta angle of 01 degree 36 minutes 21 seconds,

Thence from said place of beginning and leaving the south boundary of said 8.562-acre parcel and leaving the north right-of-way line of Stringtown Road, North 23 degrees 56 minutes 51 seconds East 39.04 feet to a 5/8-inch diameter iron pin (set),

Thence North 03 degrees 15 minutes 37 seconds East 190.99 feet to a mag nail (set) on a curve to the right with a radius of 12.50 feet,

Thence along said curve 19.54 feet to a mag nail (set), chord being North 48 degrees 02 minutes 43 seconds 17.61 feet having a delta angle of 89 degrees 34 minutes 11 seconds,

Thence South 87 degrees 10 minutes 11 seconds East 115.77 feet to a mag nail (set) on a curve to the right having a radius of 12.50 feet,

Thence along said curve 19.80 feet to a mag nail (set), chord being South 41 degrees 47 minutes 18 seconds East 17.79 feet having a delta angle of 90 degrees 45 minutes 47 seconds,

Thence South 03 degrees 35 minutes 35 seconds West 256.96 feet to a mag nail (set),

Thence South 23 degrees 56 minutes 51 seconds West 50.99 feet to a mag nail (set) on the south boundary of said 8.562-acre parcel and on the north right-of-way line of Stringtown Road,

Thence following the south boundary of said 8.562-acre parcel and following the north right-of-way line of Stringtown Road, North 49 degrees 25 minutes 27 seconds West 24.67 feet to a 5/8 inch diameter iron pin (set) on a curve to the left with a radius of 1019.93 feet,

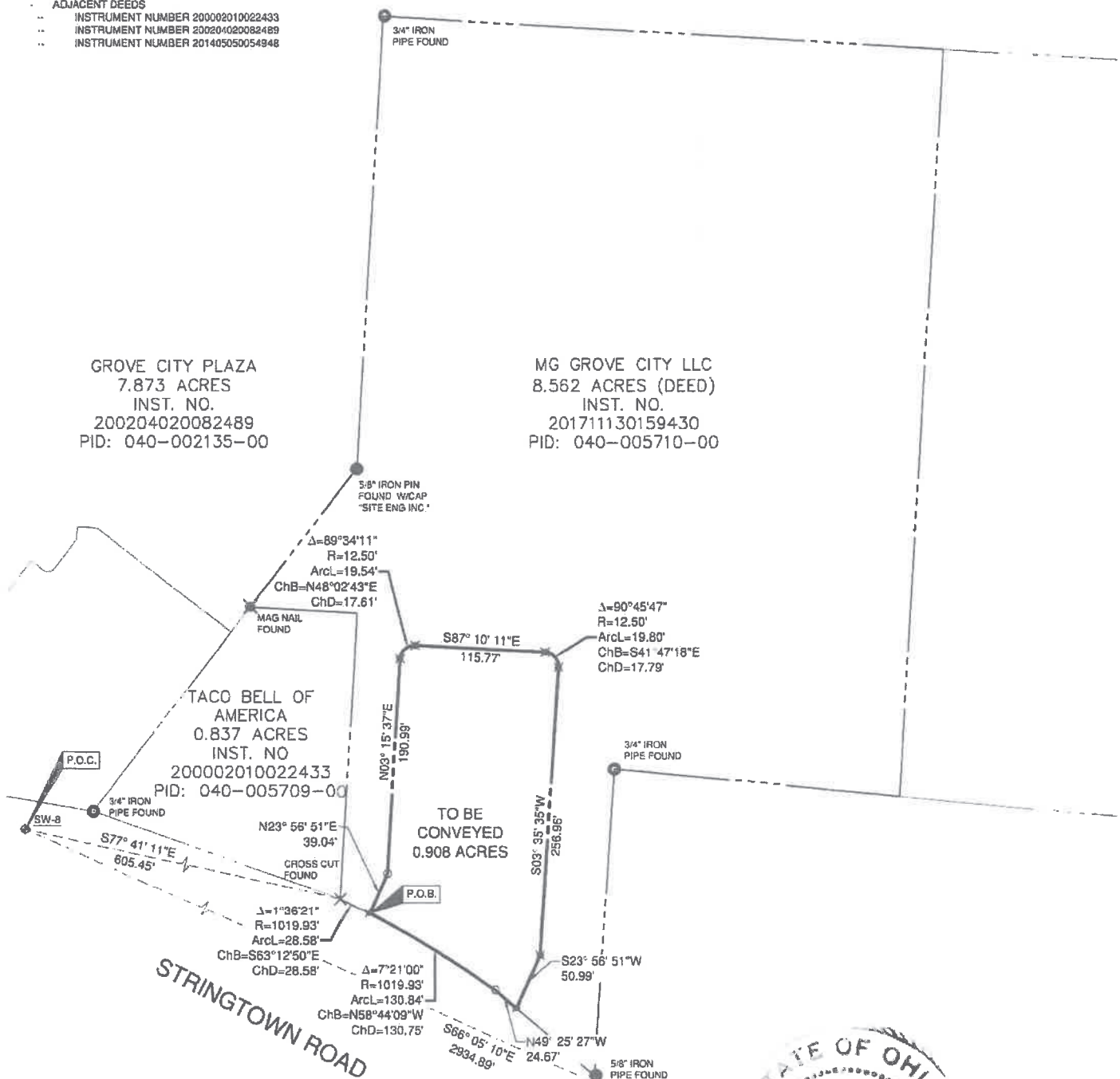
Thence along said curve 130.84 feet to the place of beginning, chord being North 58 degrees 44 minutes 09 seconds West 130.75 feet with a delta angle of 07 degrees 21 minutes 00 seconds. Being 0.908-acres to be conveyed. Being 0.908-acres of Auditors Parcel ID #040-005710-00.

Bearings in this description are based on the Grid Meridian of the Ohio Coordinate System, South Zone (NAD 83-2011), as determined by GPS Observation.

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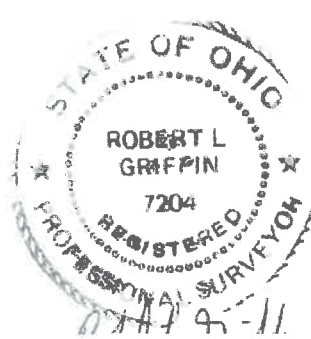
SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) ESTABLISHED IN THE ARE OF THE TRACT BY GLOBAL POSITIONING SURVEY (GPS) PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING AUGUST 2020.
- THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO" AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
- PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - DEED OF CURRENT PARCEL
 - INSTRUMENT NUMBER 201711130159430
 - ADJACENT DEEDS
 - INSTRUMENT NUMBER 200002010022433
 - INSTRUMENT NUMBER 200204020082489
 - INSTRUMENT NUMBER 201405050054948



LEGEND:

- - PIPE FOUND
- - PIN FOUND
- - 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH AN ORANGE CAP INSCRIBED WITH "GHG LLC"
- ✕ - 3/4 INCH DIAMETER, 1-1/2 INCH IN LENGTH MAG NAIL SET
- ⊕ - BENCHMARK FOUND
- ⊗ - CROSS CUT FOUND
- - SUBJECT PROPERTY LINE
- - ADJOINING PROPERTY LINE
- — — - ROAD RIGHT OF WAY LINE



01/07/21