Final Plat Approval Application

Application to the Planning & Zoning Commission



City of Groveport Building & Zoning Department 655 Blacklick St Groveport, OH 43125 614-830-2045 Date: 1-5-24

Case # Z-2014-0005

Fee: \$250.00 plus \$10 per lot

\$ 270.00

Location of requested Final Plat:

5610

Address _5600 Groveport Road, Groveport Ohio 43215 Parcel # 185-002772-00, 185-002774-00,

185002773-00, 180-000921-00

I am requesting final plat approval for the Groveport Cold Storage Warehouse subdivision, containing two (2) lots in two (2) phases.

The property I wish to develop is located on the north side of Groveport Road. The property contains a total of 18.64 +/- acres.

The property is currently being used for vacant land and single-family housing.

The property is currently zoned Rural (R).

Applicant Name: Clous Road Partners Phone: (513) 725-0584

Address: 7755 Montgomery Road. Cincinnati, Ohio 45236

JAN -5 2024
GITY OF GROVEPORT

Property Owner Name: Roger J Studley TR, and David H Arlington and Dawn A Arlington

Phone: (810) 845-4540 Address: 5600, 5610, and 5620 Groveport Road, Groveport Ohio

43215-1067

☐ Legal description and survey drawing of the ☐ Final Plat and any other plans that may be a Groveport Subdivision Regulations).	e subject property. applicable (refer to sections 1191.09 Plat Approval,
☐ Any additional information that may be hel	pful to the Planning & Zoning Commission and City Council.
Applicant's Signature	513-335-3100Contact phone number
Nick DavisApplicant's Printed Name	Nick.davis@clousrd.com Email address

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountvauditor.com Go to Real Estate, Property Search, put your

address in, then go to Mapping, and then Buffer Search. If you need assistance, call the City of Groveport Building Department at 614-830-2045. Parcel Number: 185-002909-00 AND 185-002759-00_____ Owner's Name: STAMBAUGH DAVID M, STAMBAUGH KELLY S_____ Address: 3181 TOY RD_____ City & State: GROVEPORT, OH______Zip Code 43125____ Site Address: 5511 AND 5455 SALTZGABER RD, GROVEPORT, OH 43125 Mail Address: Name: STAMBAUGH DAVID M, STAMBAUGH KELLY S Parcel Number: 185-002546-00 AND 185-002548-00_____ Owner's Name: BRIGHT INNOVATION LLC_____ Site Address: 5640 AND 5588 SALTZGABER RD, GROVEPORT, OH 43125 Mail Address: Name: BRIGHT INNOVATION_____ Address: 5141 BIXFORD AVE,

City & State: CANALWINCHESTER, OH____Zip Code 43110_____ Parcel Number: 185-002759-00 AND 185-002909-00_____ Owner's Name: DBAC IV LLC Address: 447 EAST MAIN STREET SUITE 200_____ City & State: COLUMBUS, OH Zip Code 43215 Site Address: 5455 AND 5511 SALTZGABER RD, GROVEPORT OH, 43125 Mail Address: Name: DBAC IV LLC City & State: COLUMBUS, OH_____Zip Code 43215____ Parcel Number: 180-000908-00 Owner's Name: THACKER MARTHA J, THACKER CHARLES E Site Address: 5570 SATLZGABER RD, GROVEPORT, OH 43125____ Mail Address: Name: THACKER MARTHA J, THACKER CHARLES E

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Parcel Number: 180-001000-00

Owner's Name: THOMPSON TONYA, THOMPSON MICHAEL

Address: 5544 SALTZGABER RD

City & State: GROVEPORT, OH

Zip Code 43125

Mail Address: Name: THOMPSON TONYA, THOMPSON MICHAEL

Address: 5544 SALTZGABER RD

City & State: GROVEPORT, OH

Zip Code 43125

City & State: GROVEPORT, OH

Zip Code 43125

GROVEPORT COLD STORAGE WAREHOUSE FINAL PLAT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, TOWNSHIP OF MADISON, SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, BEING 18.641 ACRES OUT OF A 5.26 ACRE TRACT OF LAND (PARCEL 1), BEING AN ORIGINAL 5.26 ACRE TRACT OF LAND (PARCEL 2) 2.732 ACRES AFTER EXCEPTIONS, BEING A 8.364 ACRE TRACT OF LAND (PARCEL 3) DESCRIBED IN DEED TO ROGER J. STUDLEY, TRUSTEE, LLC OF RECORD IN INSTRUMENT NUMBER 202210100142824, AND BEING OUT OF A 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID H. ARLINGTON & DAWN A. ARLINGTON OF RECORD IN OFFICIAL RECORD	APPROVED THIS DAY OF, 2024ADMINISTRATOR ~ CITY OF GROVEPORT, OHIO
16379, PAGE J-03. THE UNDERSIGNED, GROVEPORT WAREHOUSE, BY, ITS AUTHORIZED SIGNATORY, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GROVEPORT COLD STORAGE WAREHOUSE", A SUBDIVISION CONTAINING LOT NUMBERS 1 - 2, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SALTZGABER ROAD, GROVEPORT ROAD, AND HIGHWAY EASEMENT SHOWN HEREON AND ARE HERE TO FORE DEDICATED.	APPROVED THIS DAY OF, 2024
EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT", "SHARED USE PATH & UTILITY EASEMENT", AND "ACCESS EASEMENT" EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE GROVEPORT CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "ACCESS EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS TO THE PUBLIC. THOSE AREAS DESIGNATED AS "HIGHWAY EASEMENT", ARE FOR PUBLIC HIGHWAY USE ONLY AND NO PRIVATE SIGNAGE OR PRIVATE PHYSICAL	CHAIRMAN PLANNING COMMISSION ~ CITY OF GROVEPORT, OHIO APPROVED AND ACCEPTED THIS DAY OF, 2024 BY ORDINANCE NUMBER, WHERE ALL OF THE ROADWAY SHOWN HEREON IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF GROVEPORT, OHIO BY COUNCIL THE CITY OF GROVEPORT, OHIO. MAYOR ~ CITY OF GROVEPORT, OHIO
ELEMENTS SHALL BE PLACED WITHIN. IN WITNESS WHEREOF HAVE CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF 2024	THIS PLAT SHALL BE RECORDED BY, 20 BEING SIX (6) MONTHS FOLLOWING THE DATE OF APPROVAL OF PLAT BY ORDINANCE NUMBER SHOWN ABOVE. PURSUANT TO CITY OF GROVEPORT CHAPTER 1191.06(b), IF THIS IS NOT MADE BY DATE, PLAT APPROVAL SHALL EXPIRE.
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: XXX - XXX	TRANSFERRED THIS DAY OF, 2024AUDITOR, FRANKLIN COUNTY, OHIO
STATE OF OHIO: COUNTY OF FRANKLIN: BEFORE ME. A NOTARY PUBLIC IN AND FOR SAID STATE. PERSONALLY APPEARED	DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, AUTHORIZED SIGNATORY OF SAID GROVEPORT WAREHOUSE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID GROVEPORT COLD STORAGE WAREHOUSE, FOR THE USES AND PURPOSES EXPRESSED THEREIN. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THISDAY OF	FILED FOR RECORD THIS DAY OF, 2024 RECORDER, FRANKLIN COUNTY, OHIO ATM. FEE \$
MY COMMISSION EXPIRES	FILE NO, RECORDED THIS, DAY OF, 2024 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

CERTIFICATION:

DARRELL B. PLUMMER

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ATTACHED PREMISES,

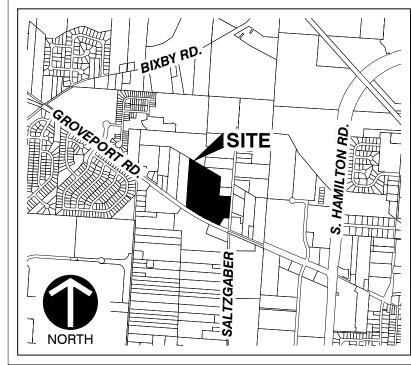
SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

PROFESSIONAL LAND SURVEYOR NO. 7595

PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS

PLAT BOOK _____, PAGES _____



VICINITY MAP SCALE: 1" = 2000'

OWNERS:

ROGER J. STUDLEY, TRUSTEE
 DAVID H. ARLINGTON & DAWN A. ARLINGTON

SURVEYOR:

DARRELL B. PLUMMER, STATE OF OHIO CIVIL & ENVIRONMENTAL CONSULTANTS, INC 250 W OLD WILSON BRIDGE ROAD WORTHINGTON, OHIO 43085

ACREAGE BREAKDOWN:

ACREAGE IN LOT 1:	16.395 ACRES
ACREAGE IN LOT 2:	1.610 ACRES
ACREAGE IN RIGHT-OF-WAY:	0.636 ACRES
TOTAL ACREAGE:	18.641 ACRES

ACREAGE IN PID: 000-000000: 00.000 ACRES

PRIOR DEED REFERENCE:

(PARCEL 1) IN: 202203080036891 ~ PID: 185-002774 (PARCEL 2) IN: 201409090117923 ~ PID: 185-002773 IN: 200301060003858 ~ PID: 185-002773 (PARCEL 3) O.R. 3143 A-12 ~ PID: 185-002772 (2.00 AC) O.R. 14480 I-01 ~ PID: 180-000921 O.R. 8319 A-07 ~ PID: 180-000921

FLOODPLAIN DESIGNATION:

THE 18.641 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP.

MAP NUMBER: 39049C0431K

MAP REVISED: JUNE 17, 2008

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON NORTH 66°48'32" WEST FOR THE CENTERLINE OF GROVEPORT ROAD BASED ON FIELD OBSERVATIONS PERFORMED IN JANUARY 2023 AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK OBSERVATIONS.

SOURCE DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC" ARE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC" ARE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.

RIGHT OF WAY:

AREAS DESIGNATED AS RIGHT OF WAY WILL BE DEDICATED TO THE CITY OF GROVEPORT.

NOTE:

"NO SITE ENTRY ACCESS ALLOWED" FROM GROVEPORT ROAD

NO DATE DESCRIPTION

ironmental Consultants, idge Road · Suite 250 · Worthington, O

ROVEPORT Civ

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CITY OF OBB PBP FRANKLIN

WAREHOUSE FINAL PLA
JANUARY 2024 DRAWN BY:
N/A CHECKED BY:

PLAT
SHEET 1 OF 2

