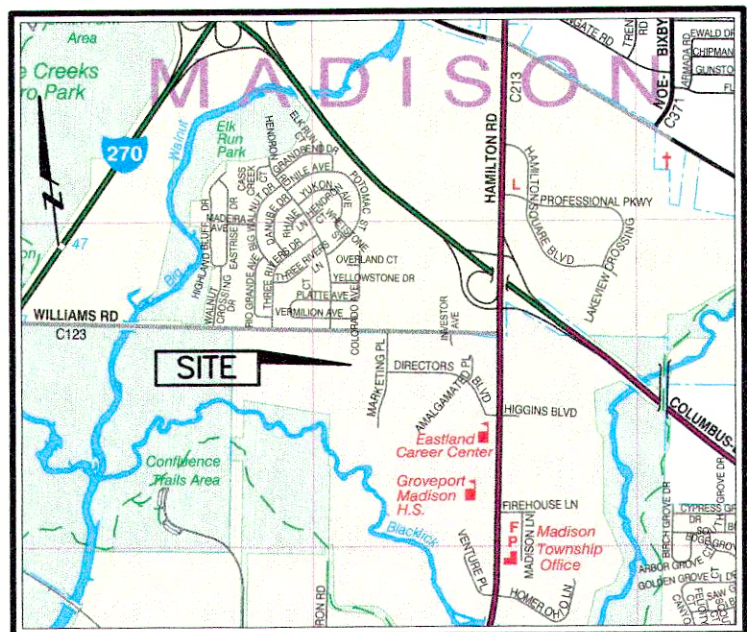
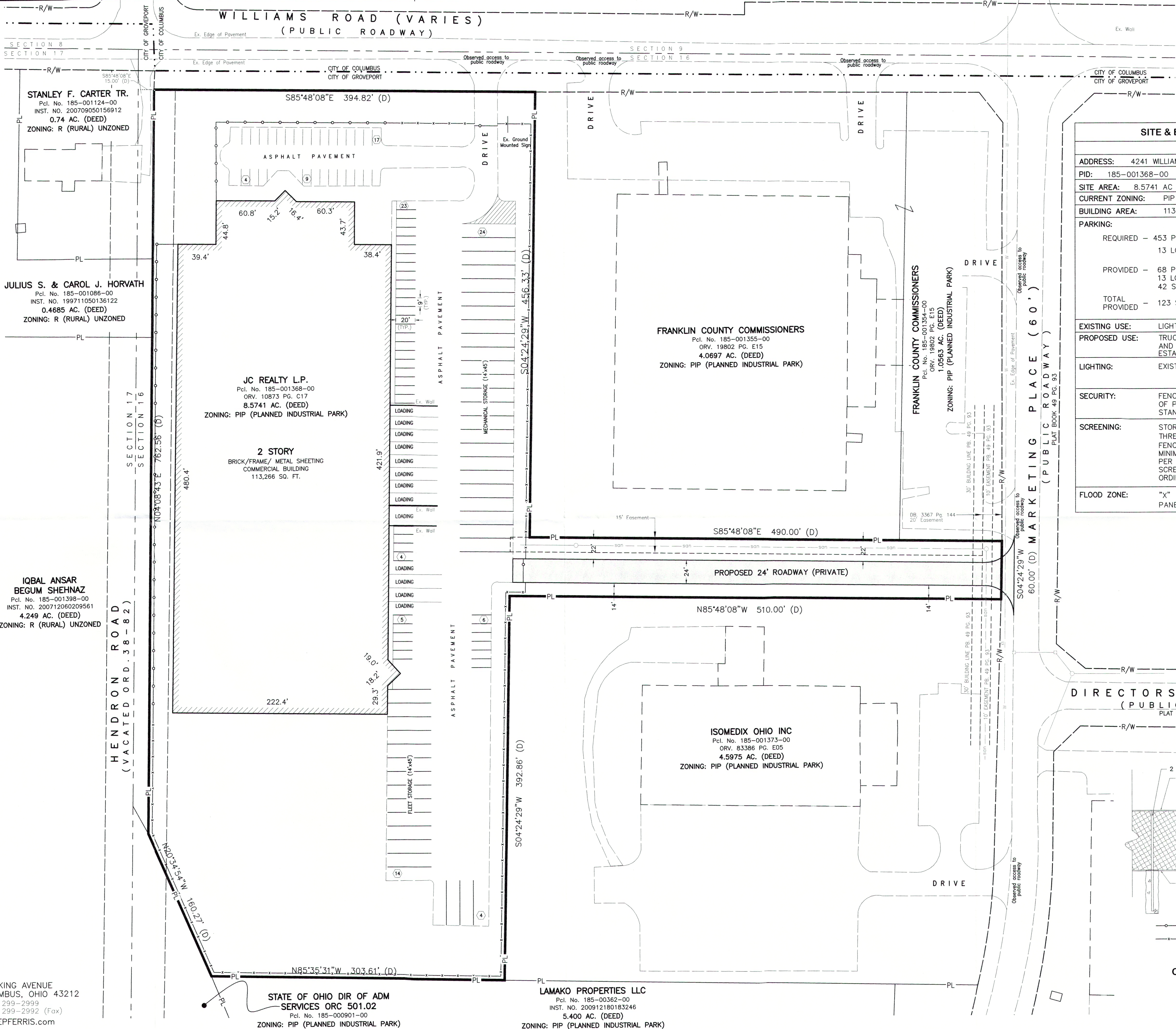


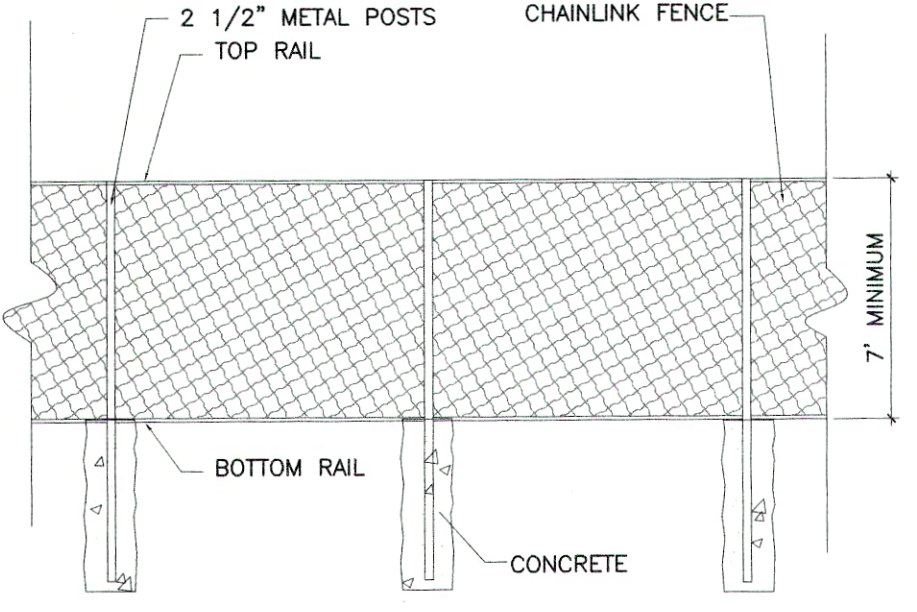
PLOT PLAN
CITY OF GROVEPORT, OHIO
4241 WILLIAMS ROAD



LOCATION MAP
Not To Scale



SITE & BUILDING INFORMATION	
ADDRESS:	4241 WILLIAMS ROAD
PID:	185-001368-00
SITE AREA:	8.5741 AC (373,488 SF.)
CURRENT ZONING:	PIP (PLANNED INDUSTRIAL PARK)
BUILDING AREA:	113,266 SQ. FT.
PARKING:	
REQUIRED	453 PARKING SPACES (9' x 20')
	13 LOADING SPACES (CLASS A)
PROVIDED	68 PARKING SPACES (VARIANCE REQUESTED)
	13 LOADING SPACES
	42 STORAGE SPACES (24 MECHANICAL 18 FLEET)
TOTAL PROVIDED	123 SPACES
EXISTING USE:	LIGHT MANUFACTURING AND ASSEMBLY
PROPOSED USE:	TRUCK MECHANICAL SERVICE, PARTS STORAGE AND DISTRIBUTION, AND FLEET SALES (SERVICE ESTABLISHMENT)
LIGHTING:	EXISTING LIGHTING WILL REMAIN UNCHANGED
SECURITY:	FENCE WILL BE INSTALLED AROUND PERIMETER OF PROPERTY IN ACCORDANCE WITH GROVEPORT STANDARDS.
SCREENING:	STORAGE AREAS SHALL BE SCREENED ON THREE (3) SIDES WITH A MINIMUM OF 7' HIGH FENCE (NO MORE THAN 12' HEIGHT) TO A MINIMUM OPAQUENESS OF 75% AT ALL TIMES PER CHAPTER 1176.05 LANDSCAPING AND SCREENING STANDARDS OF CODIFIED OF ORDINANCES OF GROVEPORT, OHIO.
FLOOD ZONE:	"X" PANEL NO. 39049C0344K K (6.17.2008)



7' MINIMUM HEIGHT FENCE
7' MINIMUM HEIGHT FENCE WITH SLATS MEETING MINIMUM OPAQUENESS STANDARDS.

CHAIN LINK FENCE
Not To Scale

Scale: 1" = 50'

E. P. FERRIS
AND ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

STATE OF OHIO DIR OF ADM
SERVICES ORC 501.02
Pcl. No. 185-000901-00
ZONING: PIP (PLANNED INDUSTRIAL PARK)

LAMAKO PROPERTIES LLC
Pcl. No. 185-00362-00
INST. No. 200912180183246
5.400 AC. (DEED)
ZONING: PIP (PLANNED INDUSTRIAL PARK)

ISOMEDIX OHIO INC
Pcl. No. 185-001373-00
ORV. 83386 PG. E05
4.5975 AC. (DEED)
ZONING: PIP (PLANNED INDUSTRIAL PARK)

FRANKLIN COUNTY COMMISSIONERS
Pcl. No. 185-001364-00
ORV. 19802 PG. E15
4.0697 AC. (DEED)
ZONING: PIP (PLANNED INDUSTRIAL PARK)

JC REALTY L.P.
Pcl. No. 185-001368-00
ORV. 10873 PG. C17
8.5741 AC. (DEED)
ZONING: PIP (PLANNED INDUSTRIAL PARK)

2 STORY
BRICK/FRAME/ METAL SHEETING
COMMERCIAL BUILDING
113,266 SQ. FT.

IQBAL ANSAR
BEGUM SHEHNAZ
Pcl. No. 185-001398-00
INST. No. 200712060209561
4.249 AC. (DEED)
ZONING: R (RURAL) UNZONED

JULIUS S. & CAROL J. HORVATH
Pcl. No. 185-001086-00
INST. No. 199711050136122
0.4685 AC. (DEED)
ZONING: R (RURAL) UNZONED

STANLEY F. CARTER TR.
Pcl. No. 185-001124-00
INST. No. 200709050156912
0.74 AC. (DEED)
ZONING: R (RURAL) UNZONED