

E. P. FERRIS
AND
ASSOCIATES
INC

CONSULTING CIVIL ENGINEERS AND SURVEYORS

880 KING AVENUE
COLUMBUS, OHIO 43212
614-299-2999
614-299-2992 FAX

TO City of Groveport
Department of Building & Zoning
655 Blacklick Street
Groveport, Ohio 43215

Date: 09/25/18	Job: 1152.002
Attention: Stephen Moore	
Re: 4241 Williams Road	
Plot Plan	
Plan submittal	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via Hand Delivery the following items:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	PLAN NO.	NUMBER OF SHEETS	DESCRIPTION
20	09/25/18	-	1	Plot Plan

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☒ Resubmit __ copies for approval
☐ For your file ☐ Approved as noted ☐ Submit __ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return __ corrected prints
☐ For review & comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hi Stephen, please find attached the updated Plot Plan based on the City Council meeting on 9/24/18. The fence has been removed from the west side of the building and a note added that no outdoor PA system will be used.

cc: File Copy

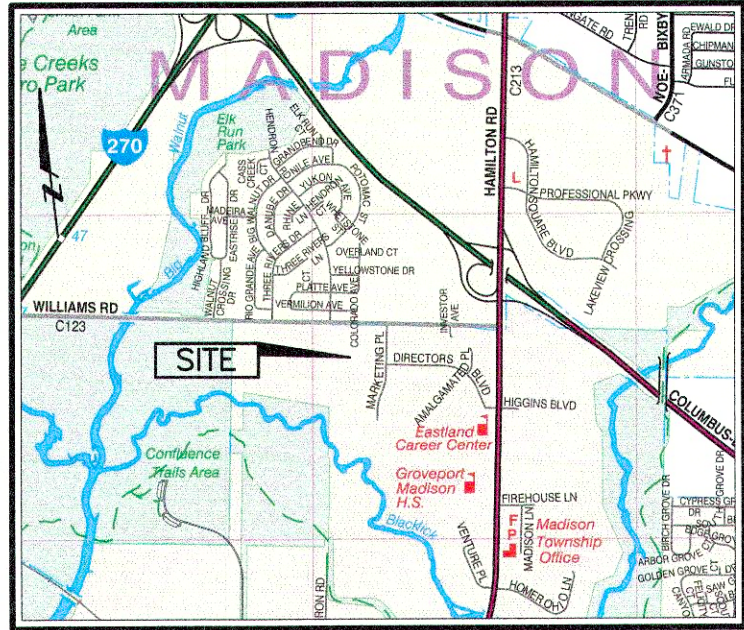
Jeff Brown – JLBrown@smithandhale.com

SIGNED: _____



Christopher L. Lescody, PE

PLOT PLAN
CITY OF GROVEPORT, OHIO
4241 WILLIAMS ROAD



LOCATION MAP
Not To Scale

STANLEY F. CARTER TR.
Pcl. No. 185-001124-00
INST. NO. 200709050156912
0.74 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

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

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.

FRANKLIN COUNTY COMMISSIONERS
Pcl. No. 185-001355-00
ORV. 19802 PG. E15
4.0697 AC. (DEED)
ZONING: PIP (PLANNED INDUSTRIAL PARK)

FRANKLIN COUNTY COMMISSIONERS
Pcl. No. 185-001354-00
ORV. 19802 PG. E15
1.0563 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)

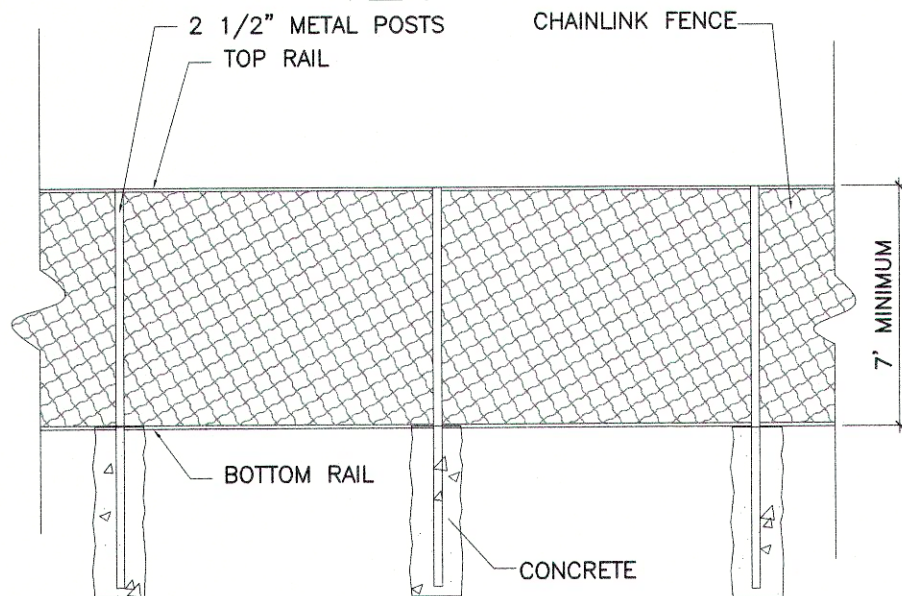
STATE OF OHIO DIR OF ADM
SERVICES ORC 501.02
Pcl. No. 185-000901-00
ZONING: PIP (PLANNED INDUSTRIAL PARK)

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

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 ORDINANCES OF GROVEPORT, OHIO.
FLOOD ZONE:	"X" PANEL NO. 39049C0344K K (6.17.2008)

NOTE: FACILITY WILL NOT HAVE AN OUTDOOR PA SYSTEM.

DIRECTORS BLVD (60')
(PUBLIC ROADWAY)
PLAT BOOK 49 PG. 93



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

CHAIN LINK FENCE
Not To Scale

DRWN BY DAS CHK BY CLL DATE 09-25-18

1152002

Scale: 1"= 50'

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www.EPFERRIS.com