

LOCATION MAP
Scale 1" = 1000'

LEGEND

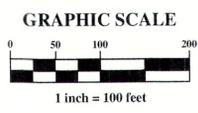
EXISTING	
STM	Storm Sewer
SAN	Sanitary Sewer
WM	Water Main
CM	Gas Main
C	Underground Communication
OHE	Overhead Electric/Communication
FPM	Fire Water Service
---	Soil Type Boundary
PROPOSED	
STM	Storm Sewer
RD	Roof Drain
SAN	Sanitary Sewer
SAS	Sanitary Sewer Service
WS	Water Service
DWS	Domestic Water Service
FWS	Fire Water Service
FPM	Private Fire Protection Main
TBR	To Be Removed
TBM	To Be Modified

PROJECT DATA TABLE

Address:	2850 ROHR RD
Existing Zoning:	EU (PID:185-001444) EU (PID:185-001445) PIP (PID:185-001433)
Proposed Zoning:	PIP
Building 432	432,000 SF
Building 598	598,000 SF
Total Site Area:	62.25 Ac.
Disturbed Area:	62.25 Ac.
Pre-developed Impervious Area	9.47 Ac. (15.2%)
Pre-developed Pervious Area	52.78 Ac. (84.8%)
Post-Developed Impervious Area	45.48 Ac. (73.1%)
Green Space	16.77 Ac. (26.9%)
Parking Required (.3 per 1,000 SF)	309
Parking Provided	478
Right of Way Dedication	0.83 Ac.

SOIL TYPE

Unit Symbol	Unit Name
CeB	Celina Silt loam, 2 to 6 Percent Slopes
CrA	Crasby silt loam, Southern Ohio Till Plain, 0 to 2 percent Slopes
Ko	Kokomo silty clay loam, 0 to 2 percent slopes



FEMA Note
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 6/17/2008), the subject parcel shown hereon is not located within or directly adjacent to a Flood Hazard Emergency Management Agency Flood Insurance Rate Maps, Map Numbers 390490c0431K, effective date June 17, 2008.

Stormwater Note
Stormwater management will be achieved through a combination of stormwater basins. This system provides 18,95 ac-ft of storage volume. During the 100-year storm, 16,86 ac-ft of that volume will be utilized.

General Note
All signage, fences and accessory structures will meet the applicable provisions of the City of Groveport Zoning code.

REVISIONS

MARK	DATE	DESCRIPTION

VAN TRUST

CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
RICKENBACKER 432/598
2850 ROHR ROAD

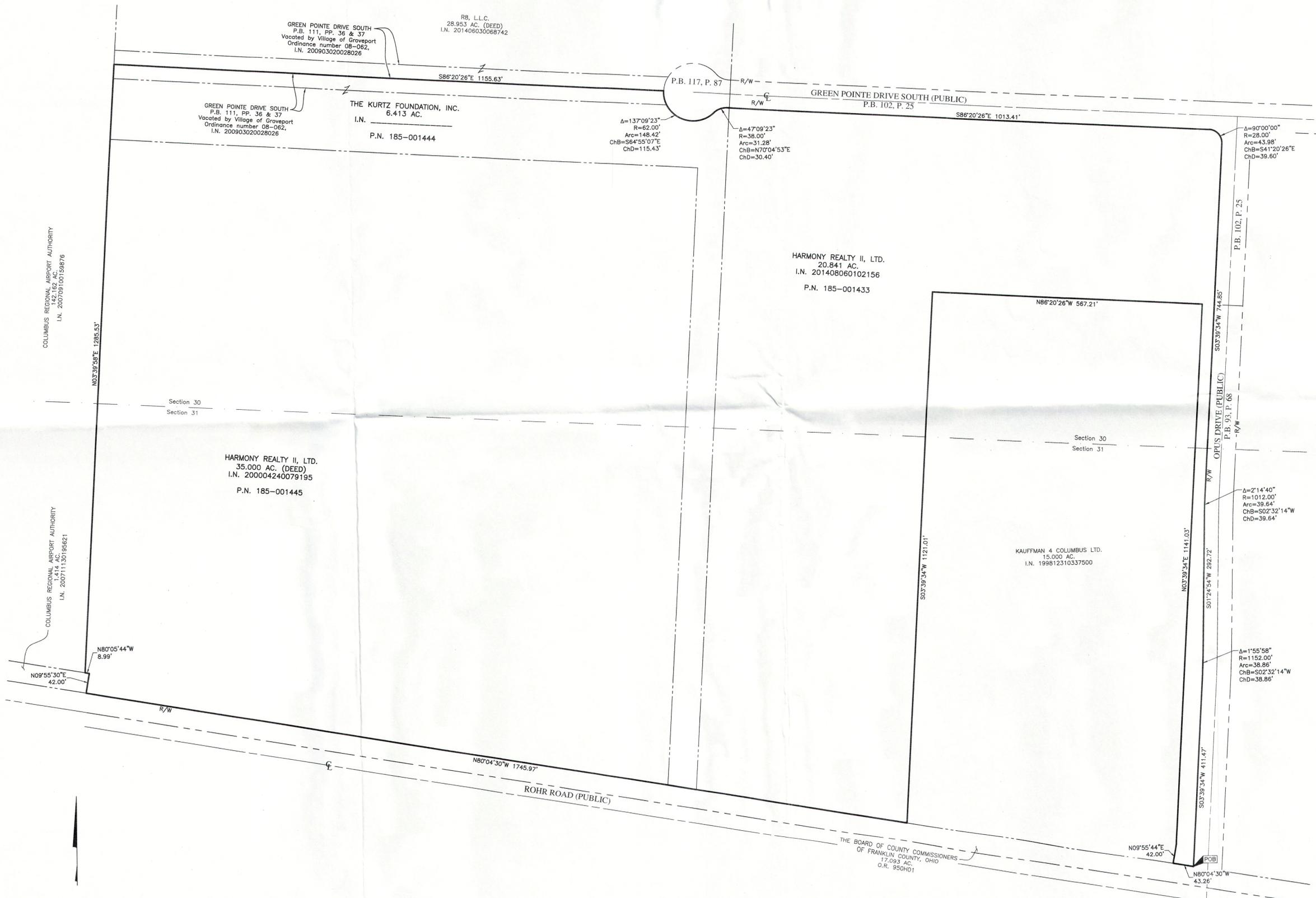


DATE	August 11, 2015
SCALE	As Noted
JOB NO.	20150443
SHEET	1/1

Amy M. Magy
77298 8/11/15

ZONING EXHIBIT

SECTIONS 30 AND 31, TOWNSHIP 11, RANGE 21 MATTHEWS SURVEY OF CONGRESS LANDS CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO



By Heather L. King Date 8/11/15
Heather L. King
Professional Surveyor No. 8307

EMHT Evans, McChesney, Hombelton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 6500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Date: August 11, 2015
Scale: 1" = 100'		Job No: 2015-0443
Sheet: 1 of 1		REVISIONS
MARK	DATE	DESCRIPTION

