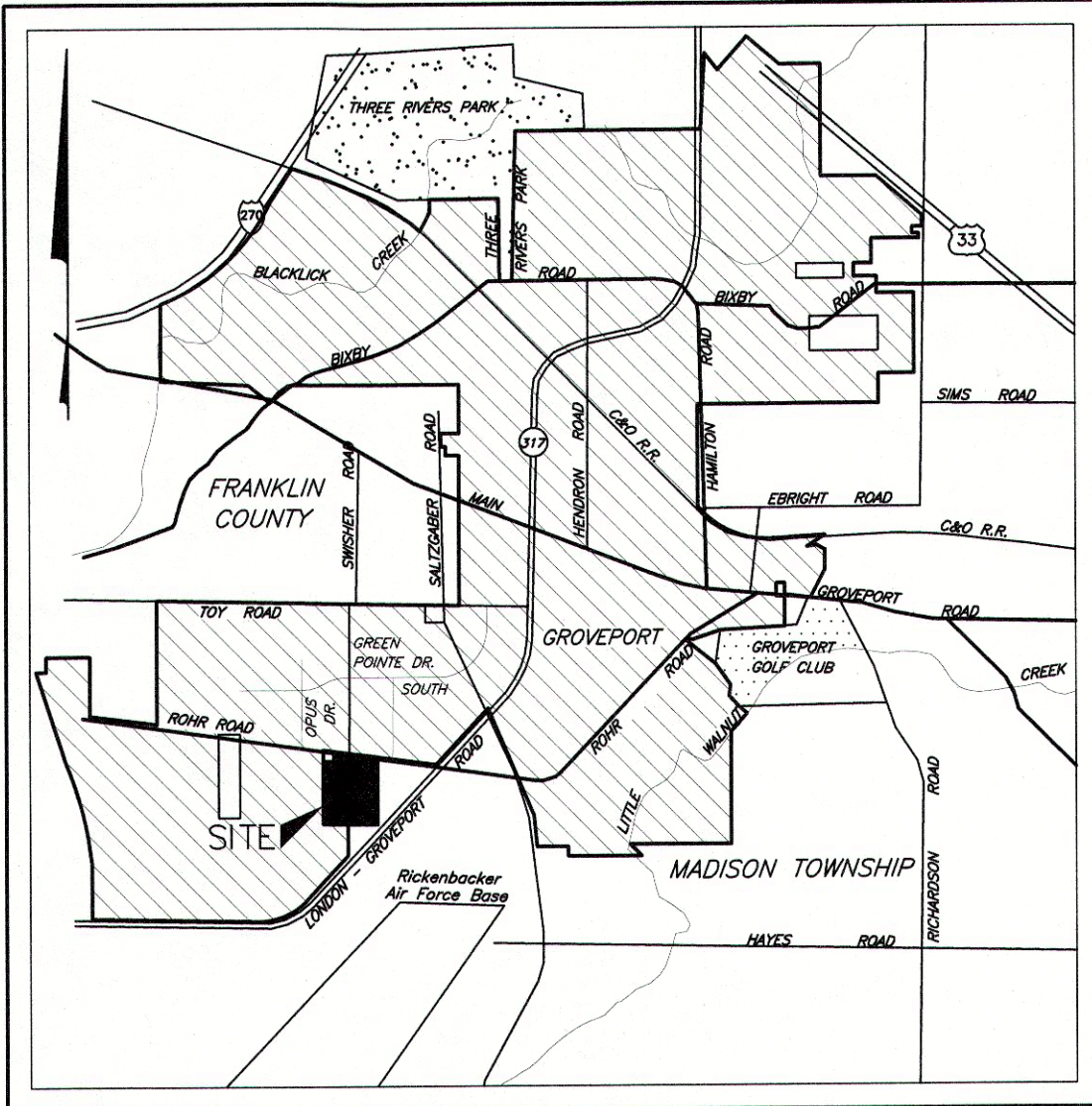
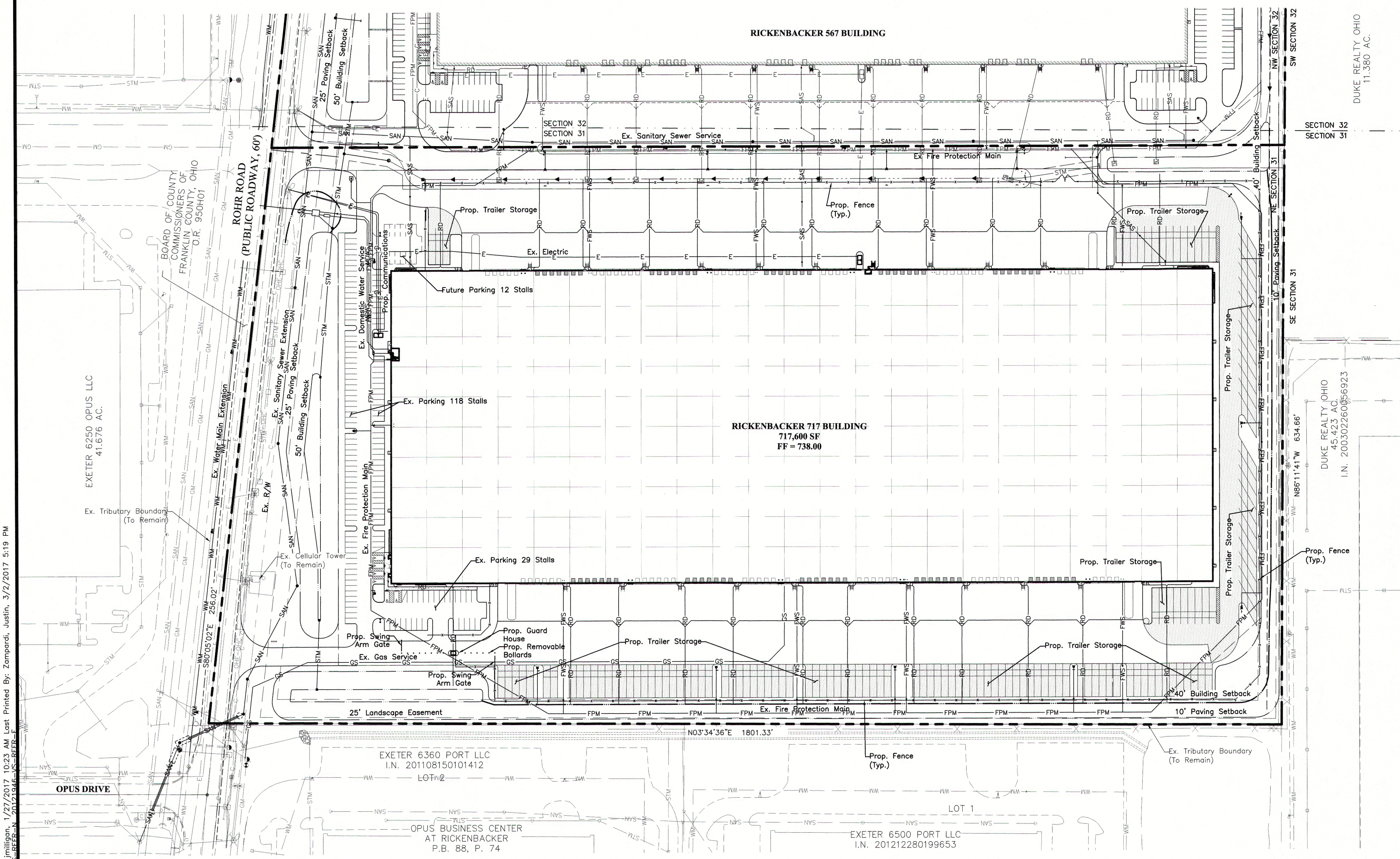


Exhibit "A"



LOCATION MAP
Scale 1" = 1000'

LEGEND

EXISTING	
ST	Storm Sewer
SA	Sanitary Sewer
WM	Water
E	Underground Electric
C	Underground Communication
G	Gas
UGL	Underground Street Lighting
OHE	Overhead Electric/Communication
PROPOSED	
STM	Storm Sewer
RD	Roof Drain
SAS	Sanitary Sewer
SAN	Sanitary Sewer Service
WS	Water Service
DWS	Domestic Water Service
FPM	Private Fire Protection Main
WM	Water Main
C	Communication
E	Electric

PROJECT DATA TABLE

Address:	3099 Rohr Road
Existing Zoning:	PIP
Proposed Zoning:	PIP
Total Site Area:	38.51 Ac
Disturbed Area:	4.0 Ac
Pre-developed Impervious Area:	29.59 Ac
Pre-developed Pervious Area:	8.92 Ac
Post-Developed Impervious Area:	30.17 Ac
Post-Developed Pervious Area:	8.34 Ac
Approximate Building Area:	717,600 SF

Stormwater Note

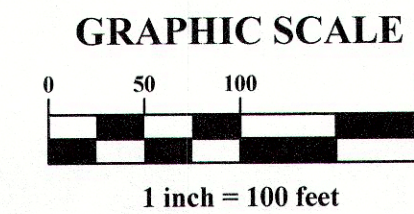
Stormwater management is achieved through the combination of parking lot ponding, ditches/swales and basins. This system provides more than 46 ac-ft of storage volume. During the 100-year storm, 19.5 ac-ft of that volume will be utilized.

FEMA Note

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 6/17/2008), the subject parcel shown hereon lies within Zone "X", Community Panel No. 39049C045K.

General Note

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



PREPARED BY:
EMHT
Evans, Mechwart, Hamilton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 • Toll Free: 888.775.3348
emht.com

Registered Engineer No.

Date

REVISIONS

MARK	DATE	DESCRIPTION

**RICKENBACKER 717
DEVELOPMENT LLC**

**CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
FOR
FINAL DEVELOPMENT PLAN
RICKENBACKER 717
3099 ROHR ROAD**

EMHT
Evans, Mechwart, Hamilton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 • Toll Free: 888.775.3348
emht.com

DATE
March 2, 2017

SCALE
1" = 100'

JOB NO.
2014-0340

SHEET
1/1



Engineers, Surveyors, Planners, Scientists

January 27, 2017

The City of Groveport Planning and Zoning Commission
C/O Mr. Stephen Moore
Chief Building Official
City of Groveport
655 Blacklick Street
Groveport, OH 43125

Subject: Rickenbacker 717 – 3099 Rohr Road
Modification to Development Plan

Dear Mr. Moore,

The subject property is an existing 35 acre site at 3099 Rohr Road. The existing Final Development Plan associated with this property included two buildings, Rickenbacker 717 and Rickenbacker 567. As it stands today the Rickenbacker 717 building has been constructed. The subject property is currently vacant with plans for one tenant to occupy the entire building. The proposed site improvements include adding trailer parking storage along the west, south and east sides of the building, and a guard house at the northwest corner of the site.

The parking requirements for the site are currently based on the Rickenbacker Global Logistics Park (RGLP) Design guidelines which require 1/2 parking space for every 1,000 sf of building area. The required number of spaces is 234 as per the area variance granted by Groveport City Council in ordinance #2014-007.

The variance being requested is similar to the variance granted in 2014, for a reduction in the number of required parking spaces. The site is zoned PIP. The standard parking requirements in a PIP district per Groveport code are:

One (1) space for every two (2) employees on the combined work shifts on annual average plus one space per each 10,000 sf of gross building area.

Proposed Parking Calculations are as follows:

80 employees max shift (1 stall/2 employees) = 40 stalls

718,000 sq ft (1 stall/10,000 sq ft) = 71.8 = 72 stalls

Total stalls required = 112 stalls

Total stalls provided = 148 stalls

Future stalls planned = 12 stalls

The proposed 148 opening day and 12 future spaces is well in excess of the minimum PIP district parking requirements for a speculative building.

If you have any questions or need any further information, I can be reached at 614-775-4412 or at jzampardi@emht.com.

Respectfully Submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in cursive script, appearing to read "J. Zampardi".

Justin Zampardi, P.E.
Project Manager



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 1-30-17
Case # 2017-01

FEE \$150.00

MODIFICATION TO DEVELOPMENT PLAN
Application to Planning & Zoning Commission

Address of property 3099 Rohr Rd located on the S side of
Rohr street / road / avenue.

Parcel # 185-002965

Applicant's Name: Hillwood Investment Properties Phone: Greg Scovitch
847-233-6301

Address: 9525 W. Bryn Mawr Ave, Suite 975, Rosemont, IL 60018

Owner's Name: Rickenbacker 717 Development LLC Phone: _____

Address: 3090 Olive St, Suite 300 Dallas, TX 75219

The property is currently being used for: Warehouse

The property is currently zoned: Industrial

I am requesting modification to the following items in the development plan:

Reduction in vehicle parking from development plan.

Submit the following items with this application:

- A. 20 copies of drawing, site plan, information, and any other plans that may be applicable.
- B. 20 copies of the Statement of how the proposed modification will affect the original development plan and the reasons for such modification.
- C. A list of owners of property within, contiguous to, directly across the street from proposed development. Such list shall be in accordance with the Franklin County Auditor's current tax list and include all owners' mailing addresses. See attached form.

Greg Scovitch
Applicant's Signature

01.26.2017
Date

Greg Scovitch
Applicant's Printed Name

847-233-6301
Contact Phone Number

gregscovitch@hillwood.com
Email Address

PROPERTY OWNERS LIST

List of owners of property within, contiguous to, 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.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 180-000561-00

Owner's Name: STATE OF OHIO ODNR

Address: 2045 MORSE ROAD

City & State: COLUMBUS, OHIO

Zip Code 43229-6605

Site Address: 0 RAGER RD

Mail Address: Name: ODNR REALM

Address: 2045 MORSE ROAD

City & State: COLUMBUS, OHIO

Zip Code 43229-6605

*Parcel Number: 185-002053-00

Owner's Name: EXETER 6500 PORT LLC

Address: 140 W. GERMANTOWN PIKE 150

City & State: PLYMOUTH MEETING, PA

Zip Code 19462

Site Address: 6500 PORT RD

Mail Address: Name: EXETER 6500 PORT LLC

Address: 101 W ELM ST STE 600

City & State: CONSHOHOCKEN, PA

Zip Code 19428-2075

*Parcel Number: 185-002054-00

Owner's Name: BIG PROPERTY OWNER E LLC

Address: 140 W GERMANTOWN PIKE 150

City & State: PLYMOUTH MEETING, PA

Zip Code 19462

Site Address: 6360-6440 PORT RD

Mail Address: Name: BIG PROPERTY OWNER E LLC

Address: 140 W GERMANTOWN PIKE 150

City & State: PLYMOUTH MEETING, PA

Zip Code 19462-1434

Make copies of this form as needed.

PROPERTY OWNERS LIST

List of owners of property within, contiguous to, 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.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 185-002958-00

Owner's Name: ROHR ONE DEVELOPMENT LLC
Address: 4900 MAIN ST STE300
City & State: KANSAS CITY, MO Zip Code 64112-2689

Site Address: ROHR RD

Mail Address: Name: ROHR ONE DEVELOPMENT LLC
Address: 4900 MAIN ST STE 300
City & State: KANSAS CITY, MO Zip Code 64112-2689

*Parcel Number: 185-002611-00

Owner's Name: BIG BOX PROPERTY OWNER E LLC
Address: 140 W GERMANTOWN PIKE STE 150
City & State: PLYMOUTH MTNG, PA Zip Code 19462

Site Address: 6100 - 6290 OPUS RD

Mail Address: Name: BIG BOX PROPERTY OWNER E LLC
Address: 101 W ELM ST STE 600
City & State: CONSHOHOCKEN, PA Zip Code 19428-2075

*Parcel Number: 185-002897-00

Owner's Name: BIG BOX PROPERTY OWNER E LLC
Address: 140 W GERMANTOWN PIKE STE 150
City & State: PLYMOUTH MTNG, PA Zip Code 19462

Site Address: 0 ROHR RD

Mail Address: Name: BIG BOX PROPERTY OWNER E LLC
Address: 101 W ELM ST STE 600
City & State: CONSHOHOCKEN, PA Zip Code 19428-2075

Make copies of this form as needed.

PROPERTY OWNERS LIST

List of owners of property within, contiguous to, 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.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 185-001315-00

Owner's Name: DUKE SECURED FIANCING
Address: P.O. BOX 40509
City & State: INDIANAPOLIS, IN Zip Code 46240

Site Address: 6295 COMMERCE CENTER DR

Mail Address: Name: DUKE REALTY
Address: P.O. BOX 40509
City & State: INDIANAPOLIS, IN Zip Code 46240-0509

*Parcel Number: 185-001365-00

Owner's Name: STATE OF OHIO
Address: 2045 MORSE RD #C-4
City & State: COLUMBUS, OH Zip Code 43229-6605

Site Address: 0 ROHR RD

Mail Address: Name: STATE OF OHIO
Address: 2045 MORSE RD #C-4
City & State: COLUMBUS, OH Zip Code 43229-6605

*Parcel Number: 185-001462-00

Owner's Name: DUKE REALTY OHIO
Address: 5600 BLAZER PARKWAY
City & State: DUBLIN, OH Zip Code 43017

Site Address: 6600 PORT RD

Mail Address: Name: DUKE REALTY
Address: 5600 BLAZER PARKWAY
City & State: DUBLIN, OH Zip Code 43017

Make copies of this form as needed.

PROPERTY OWNERS LIST

List of owners of property within, contiguous to, 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.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 185-002493-00

Owner's Name: DUKE REALTY OHIO

Address: 5600 BLAZER PARKWAY

City & State: DUBLIN, OH

Zip Code 43017

Site Address: 0 LONDON GROVEPORT RD

Mail Address: Name: DUKE REALTY

Address: 5600 BLAZER PARKWAY

City & State: DUBLIN, OH

Zip Code 43017

*Parcel Number: 185-001553

Owner's Name: Kaufman 4 Columbus LTD

Address: 200 n. Columbia Ave

City & State: Columbus, OH

Zip Code 43209

Site Address: 3000 Rohr Rd

Mail Address: Name: Same

Address:

City & State:

Zip Code

*Parcel Number:

Owner's Name:

Address:

City & State:

Zip Code

Site Address:

Mail Address: Name:

Address:

City & State:

Zip Code

Make copies of this form as needed.