

CITY OF SPRINGBORO
PLANNING COMMISSION

Application
Case # _____



- SITE PLAN REVISION TO APPROVED SITE PLAN CONCEPT PLAN PRELIMINARY SUBDIVISION RECORD PLAN

The undersigned requests site plan approval for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application, subject to any conditions or safeguards required by the Planning Commission. If the construction of the building or site improvements or activities are not started within two (2) years after date of approval by the Planning Commission, the approval of this site plan shall become null and void

Owner
 Agent
 Lessee
 Signed Purchase Contract

APPLICANT'S NAME: Permit Solutions, Inc. Attn: Vanessa Stickel
5195 Hampsted Village Center Way
New Albany, Ohio 43054-8331
Telephone No. (330-571-3315)
Fax No. (_____)
Email Address vstickel@permitsolutionsus.com

PROPERTY OWNER'S NAME: Franchise Realty Interstate Corporation
Address: c/o McDonald's Corp. 2 Easton Oval Suite 200
Columbus OH 43219
Telephone No. (513) 267-2046

Address of Property: 775 W. Central Ave Springboro OH Lot Number: _____
Existing Use: McDonald's Fast Food Restaurant Zoning District: HRB
Proposed Use: McDonald's Fast Food Restaurant

NOTE: Applicant will furnish fifteen (17) copies of plans with attached requirements. **Please note that all plans submitted with this proposal must be pre-folded.** The applicant or a representative who is authorized to speak on behalf of the request must also be present at the meeting.

Vanessa Stickel, Permit Solutions, Inc.

January 9, 2020

(Signature of Applicant and/or Agent)

(Date)

Vanessa Stickel, Permit Solutions, Inc.

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREON PLATTED, DO HEREBY ADOPT AND CONFIRM THIS DEDICATION PLAT AND DEDICATED THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

OWNER: FRANCHISE REALTY INTERSTATE CORPORATION

NAME: _____

PRINTED NAME: _____

TITLE: _____

STATE OF: _____
COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME FRANCHISE REALTY INTERSTATE CORPORATION AS REPRESENTED BY _____.

IT'S _____ TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARY SEAL ON THE DAY AND DATE WRITTEN, THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

STATE OF: _____
COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME CITY OF SPRINGBORO AS REPRESENTED BY _____.

IT'S _____ TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARY SEAL ON THE DAY AND DATE WRITTEN, THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE _____ DAY OF JANUARY, 2020, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SPRINGBORO, OHIO.

CHAIRMAN _____

PLANNING COMMISSION NO. _____

CITY OF SPRINGBORO

APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF SPRINGBORO THIS _____ DAY OF JANUARY, 2020.

ATTESTED: _____

CLERK OF COUNCIL _____

MAYOR _____

CITY ENGINEER _____

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2020, AT _____ M.

DEPUTY _____ WARREN COUNTY AUDITOR

PRINTED NAME: _____

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS _____ DAY OF _____, 2020, AT _____ M.

RECORDED ON THIS _____ DAY OF _____, 2020, AT _____ M.

RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____

FEE: _____

DEPUTY _____ WARREN COUNTY RECORDER

PRINTED NAME: _____

NOTES:

1. PRIOR DEED REF: DEED BOOK 478, PAGE 749 & DEED BOOK 400, PAGE 622 EASEMENT
2. DOCUMENTS USED AS SHOWN.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.
5. MONUMENTATION SET AS SHOWN.
6. FIELDWORK PERFORMED ON AUGUST 2, 2019.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, ON AUGUST 2, 2019 AND THAT ALL MONUMENTS ARE SET AS SHOWN.

TERRY W. COOK _____ DATE _____
PROFESSIONAL SURVEYOR #7950 IN THE STATE OF OHIO

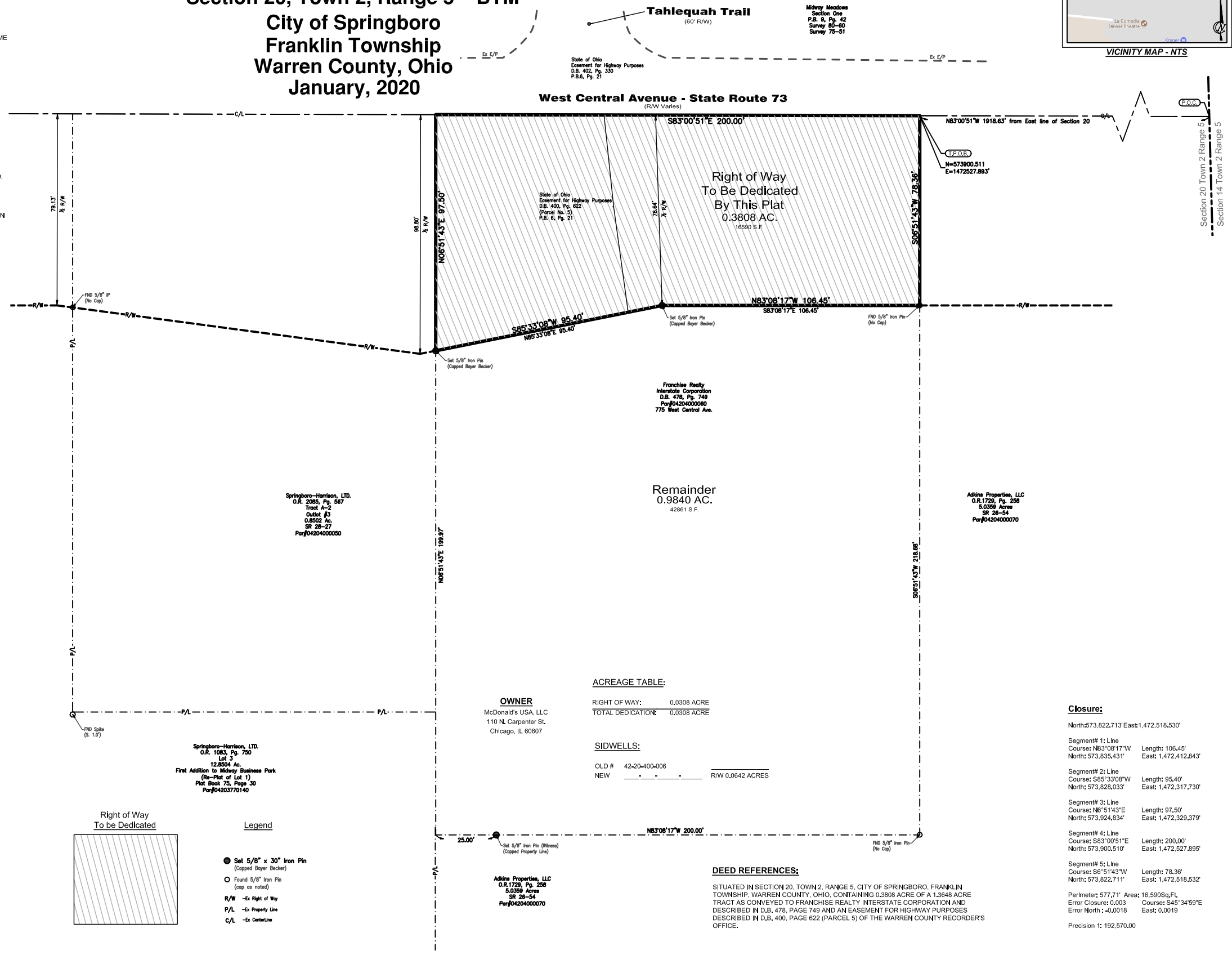
Right of Way Dedication Plat

West Central Ave. / State Route 73

Franchise Realty Interstate Corporation

Section 20, Town 2, Range 5 BTM

City of Springboro
Franklin Township
Warren County, Ohio
January, 2020



ACREAGE TABLE:

RIGHT OF WAY: 0.0308 ACRE
TOTAL DEDICATION: 0.0308 ACRE

SIDWELLS:

OLD # 42-20-400-006
NEW _____ R/W 0.0642 ACRES

Closure:

North: 573,822.713' East: 1,472,518.530'

Segment# 1: Line
Course: N83°08'17"W Length: 106.45'
North: 573,835.431' East: 1,472,412.843'

Segment# 2: Line
Course: S85°33'08"W Length: 95.40'
North: 573,828.033' East: 1,472,317.730'

Segment# 3: Line
Course: N6°51'43"E Length: 97.50'
North: 573,924.834' East: 1,472,329.379'

Segment# 4: Line
Course: S83°00'51"E Length: 200.00'
North: 573,900.510' East: 1,472,527.895'

Segment# 5: Line
Course: S6°51'43"W Length: 78.36'
North: 573,822.711' East: 1,472,518.532'

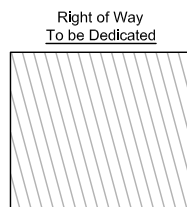
Perimeter: 577.71' Area: 16,590 Sq.Ft.
Error Closure: 0.0003 Course: S45°34'59"E
Error North: -0.0018 East: 0.0019
Precision 1: 192,570.00

DEED REFERENCES:

SITUATED IN SECTION 20, TOWN 2, RANGE 5, CITY OF SPRINGBORO, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 0.3808 ACRE OF A 1.3648 ACRE TRACT AS CONVEYED TO FRANCHISE REALTY INTERSTATE CORPORATION AND DESCRIBED IN D.B. 478, PAGE 749 AND AN EASEMENT FOR HIGHWAY PURPOSES DESCRIBED IN D.B. 400, PAGE 622 (PARCEL 5) OF THE WARREN COUNTY RECORDER'S OFFICE.

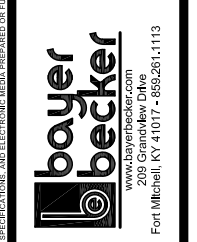
Legend

- Set 5/8" x 30" Iron Pin (Capped Bayer Becker)
- Found 5/8" Iron Pin (cap as noted)
- R/W - Ex Right of Way
- P/L - Ex Property Line
- C/L - Ex Centerline



PRELIMINARY

Right of Way Dedication Plat
Franchise Realty Interstate Corporation
775 West Central Avenue / S.R. 73
Section 20, Town 2, Range 5, BTM
City of Springboro, Franklin Township
Warren County, Ohio



Drawing: 17-0244 RP
Drawn by: TWG
Checked by: DDS
Issue Date: January 6, 2020
Sheet: 1 of 1