

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 **APPLICANT'S NAME:** Permit Solutions, Inc. Attn: Vanessa Stickel
 Agent _____ 5195 Hampsted Village Center Way
 Lessee _____ New Albany, Ohio 43054-8331
 Signed Purchase _____ Telephone No. (330-571-3315
Contract _____ 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.

(Signature of Applicant and/or Agent)

January 9, 2020

(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 _____ ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED ON BEHALF OF THEMSELVES, 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. ____.

FEES: _____

DEPUTY _____ WARREN COUNTY RECORDER

PRINTED NAME: _____

NOTES:

- PRIOR DEED REF: DEED BOOK 478, PAGE 749 & DEED BOOK 400, PAGE 622 EASEMENT
- DOCUMENTS USED AS SHOWN.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
- LINE OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.
- MONUMENTATION SET AS SHOWN.
- 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

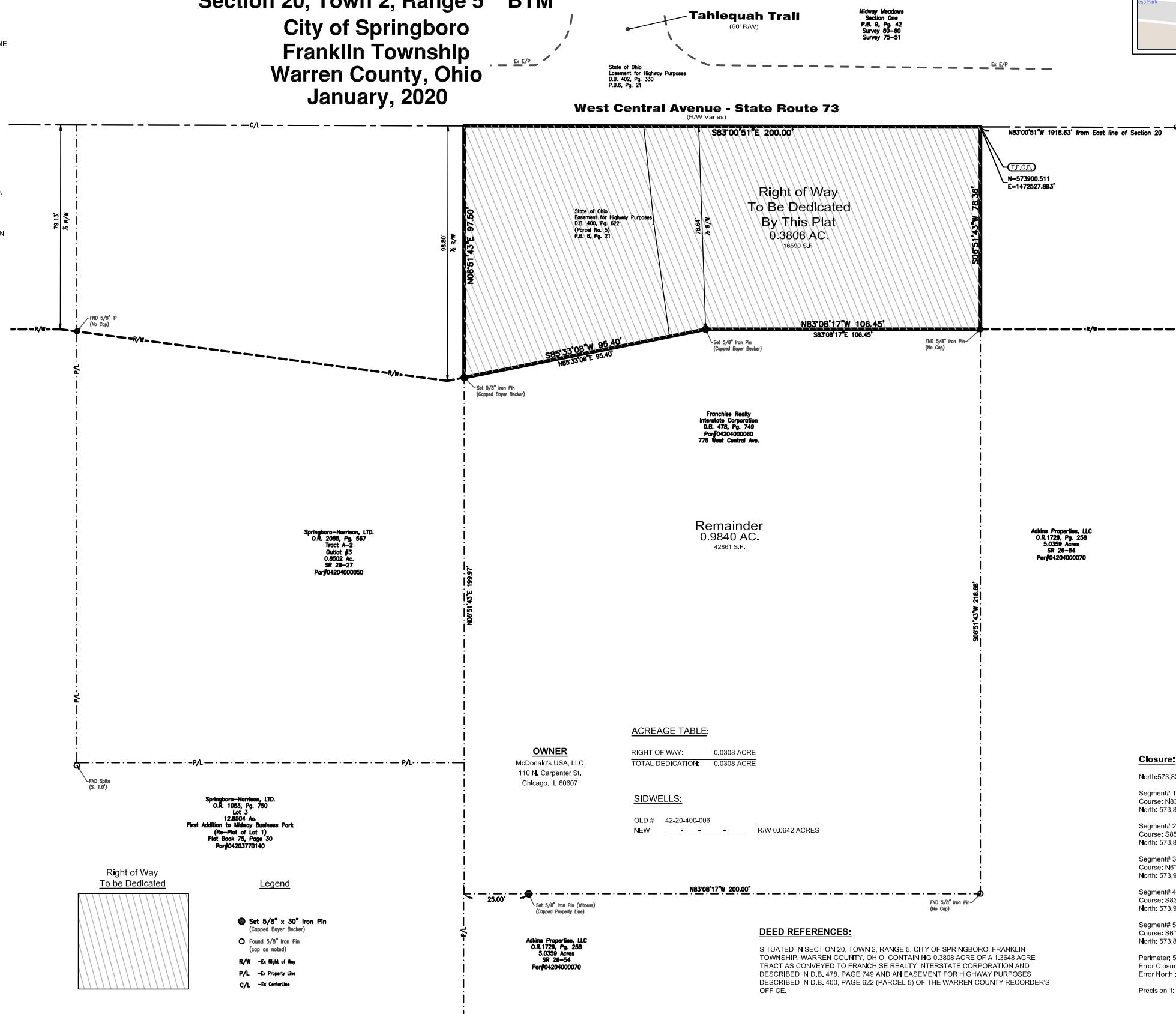
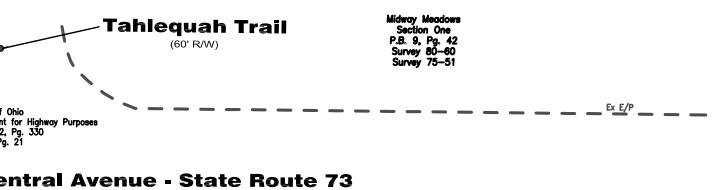
Right of Way Dedication Plat

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



Section 20 Town 2 Range 5
Section 14 Town 2 Range 5

P.O.C.

Dwntr Chk:

Date: _____

Revision Description: _____

PRELIMINARY

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

DEDICATION PLAT

bayer becker
www.bayerbecker.com
Fort Mitchell, KY 41017 - 859.26.1113

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