Legal Description of record in Instrument #200008150164144:

Situated in the City of Columbus, County of Franklin and State of Ohio, to-wit:

Lots Three (3) and Four (4) of John Joyce's Addition, in the City of Columbus, Ohio and three and three-tenths feet (3.3') off of the East side of Lot Two (2) of said John Joyce's Addition, as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 7, Page 170, Recorder's Office, Franklin County, Ohio.

SURVEYING NOTES:

Bench Mark: A gin spike set in the west side of a light pole 75'± north of Broad Street and 2'± west of 21st Steet was assigned an elevation of 79.30, as established by a differential level loop run from City of Columbus Benchmark #8 1826 (NAVD 88).

Add 700.00 to all elevations shown.

All linear dimensions shown are in feet and decimal parts thereof.

Record boundary dimensions, where different from measured field dimensions, are shown in parenthesis.

References to record plats and deeds are as shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049C0283 G (effective date August 2, 1995), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

Current City of Columbus Zoning: ARO.

This survey was completed WITHOUT the benefit of a current title insurance policy.

The utilities and services shown on this drawing were located based upon observable field evidence and utility records supplied by owner. Underground lines were NOT physically located.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

All pavement shown is asphalt, except as noted.

All sidewalks and curbs shown are concrete, except as noted.

The topographic field work was performed in December 2003.

O.U.P.S. Reference No. 1208-080-031, 1208-080-032, 1208-080-033, & 1208-080-034.

Field Location of Underground Utilities
1-800-362-2764

GENERAL NOTES:

The Contractor Shall:
- Maintain a height of six (6) inches between the top of the proposed curb and the pavement surface.
- Verify the exact location and depth of existing utilities prior to construction.
- Insure positive drainage.
- Perform all work in accordance with all applicable local, state, and national codes; and shall comply with the requirements of all utility/service company providers.
- Secure all necessary permits, approvals, and inspections, prior to, during, and upon completion of construction.
- Make arrangements for coordination with the utility/service companies listed to bring the specified service to the site and to obtain and/or install separate 2 tap and/or service connections.
- Fill all planters/islands to top of curb or walk (separate 2 tap and/or service connections.
- Use compacted granular backfill for all utility service excavations located under proposed paved areas.
- Ensure subsurface drainage by building weep holes (minimum of four (4) 1-1/2 inch diameter holes) shall be installed in each side of catch basin at 1.0 foot down from Top of Casting (TC).

See building plan sheets for specifications and standard site details.

See the Construction Engineer for site lighting plan and site light specifications.

All signs including the menu board and all site lights are to be illuminated using underground electric feeds encased in water tight conduit.

See boundary and topographic survey and demolition plan for additional information on utilities.

Proposed spot elevations are top of pavement and are shown unbolded. Add 0.50' for top of curb or walk elevation. Where necessary top of walk elevations have been shown bolded by the designation i.e.:

All radius and pavement dimensions shown are referenced to the face of curb.

All curb radii to be 3.0' to face of curb unless shown otherwise.

Heavy duty frames and grates (Neenah R-4652 and ---4699 or equivalent) shall be provided for all catch basins located within pavement areas.

Where edge of sidewalk is exposed to traffic, sidewalk may be formed as one unit with concrete thickened to a minimum of 12 inches on traffic side.

All concrete walks shown are to be 4 inches thick.

All concrete pads shown, including the trash enclosure pad shall be 6 inches thick with wire mesh reinforcement.

All proposed concrete curbing shown is to be 6"X18" standing curb or 6" extruded curb (see details).

New Car Lot paving to consist of:
1-1/4 inches of fine asphalt (surface wearing course), Item 404
2 inches of coarse asphalt (binder), Item 402
8 inches of aggregate base (base), Item 304

PARKING SUMMARY
Parking required: 1 space / 75 sq.ft. building area
3150 sq.ft. / 75 = 42 Spaces

Parking provided:
Regular car spaces provided: 33
Handicap spaces provided: 2
Total: 35

All regular painted parking space lines to provide 9.0 feet (center to center) width (except as otherwise shown).

Handicap spaces as dimensioned. All accessible parking spaces are to be marked with appropriate signage to comply with Section 4.6.4 ADAAG.

See landscape plan for planting details.

Finished construction will comply with City of Columbus Zoning Section 3342.06 Dumpster; 3342.11 Landscape; 3342.13 Lighting; 3342.17 Screens; 3342.23 Surfacing/marking; 3342.24 Surfaces; 3342.26 Wheel Stop for all parking lots.

UTILITY SERVICES

Gas Service:
Columbia Gas of Ohio, Inc.
520 West Goodale Boulevard
Columbus, Ohio 43212
614-460-6083

Electric Service:
Columbus Southern Power
215 N. Front Street
Columbus, Ohio 43215
614-223-1000

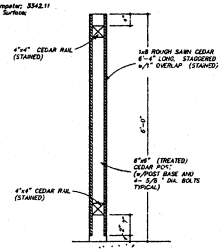
Telephone Service:
Ohio Bell Telephone
150 East City Street
Columbus, Ohio 43215
614-223-4911

Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-7788

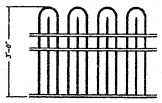
Storm Sewer & Sanitary Sewer:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-8256

Building Regulations:
City of Columbus
757 Carolyn Avenue
Columbus, Ohio 43224
614-645-7314

Field Location of Underground Utilities
1-800-362-2764

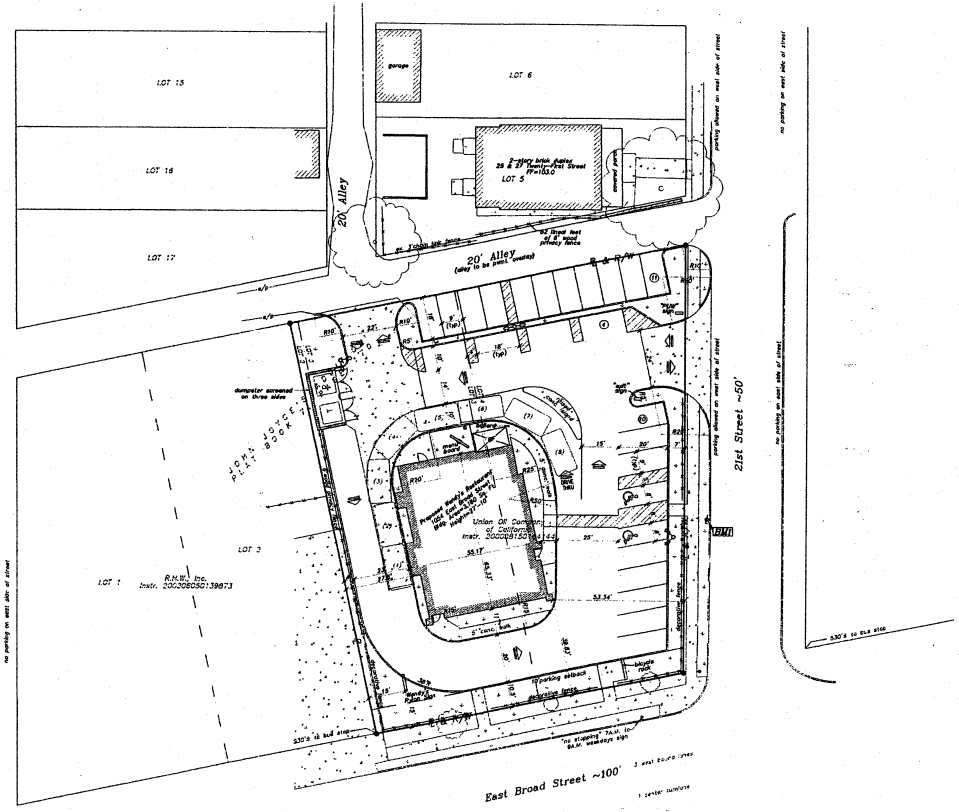


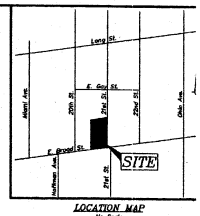
PROPOSED 6' WOOD PRIVACY FENCE CROSS SECTION



PROPOSED DECORATIVE FENCE ELEVATION

SITE DIMENSION PLAN FOR
WENDY'S INTERNATIONAL, INC.
SITUATED IN AND BEING PART OF
LOT 2, AND ALL OF LOT 3 AND LOT 4 OF
JOHN JOYCE'S ADDITION
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





LOCATION MAP
No Scale

LEGEND

- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found/Set)
- CB Catch Basin
- MH/CT Sewer Manhole or Grease Trap
- Sanitary Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Light or Utility Pole
- Sign Pole
- Utility Pole Anchor
- Pad-Mounted Transformer
- Concrete Bollard
- Telephone Pedestal
- Overhead Utility Line
- Underground Utility Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Fence Line
- Guardrail
- Existing Spot Elevation
- Curb
- Concrete
- Double Head Site Light
- Landscape Area

Site plan prepared by:
George W. Schmitzer 02-10-04
George W. Schmitzer date
Ohio Professional Engineer #53903

STATE OF OHIO
GEORGE W. SCHMITZER
E-53903
REGISTERED
PROFESSIONAL ENGINEER

0 20 40
SCALE 1 INCH = 20 FEET

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

SITE DIMENSION PLAN FOR
WENDY'S INTERNATIONAL, INC.
1054 EAST BROAD STREET
0.584 AC. / 25,429 SQ. FT.
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=20'	KWH	GWS	2-10-04	CE-1

Revised 2-12-04

Site Plan A

2/19/04

ORD0579-2004; CV03-046