

Final Plat Approval Application

Application to the Planning & Zoning Commission



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

Date: 11-6-20

Case # 2020-08

Fee: \$250.00 plus \$10 per lot

Location of requested Final Plat:

Address 5090 Hendron Road, Groveport OH 43125 Parcel # 185-002763; 185-002762

I am requesting final plat approval for Redwood at Hendron subdivision,
containing 1 lots in 1 phases.

The property I wish to develop is located on the East side of Hendron street.

The property contains a total of 23.235 acres.

The property is currently being used for Residence and Agricultural.

The property is currently zoned PR-18.

Applicant Name: Redwood USA, LLC (c/o Jim Frey) Phone: 614-206-1123

Address: 7007 East Pleasant Valley Road, Independence OH 44131

Property Owner Name: Valerie J. Sholtes, James Seelig & Elissa A. Villiers Phone: Owners Agent: Carl Sholtes 1529 SE Sinbad Ave Port St. Lucie, FL 34952 cesholtes@hotmail.com

Address: 5090 Hendron Road, Groveport OH 43125

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Legal description and survey drawing of the subject property.
- Final Plat and any other plans that may be applicable (refer to sections 1191.09 Plat Approval, Groveport Subdivision Regulations).
- A statement on how the proposed subdivision is justified under the purpose and standards of the Subdivision Regulations and how the proposed development relates to publicly adopted plans and policies for the area.
- Any additional information that may be helpful to the Planning & Zoning Commission and City Council.

[Signature]
Applicant's Signature

Jim Frey - Consultant for Redwood
Applicant's Printed Name

614-206-1123
Contact phone number

jim@jimfreyadvisor.com
Email address



PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and 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 *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-004939

Owner's Name: Thomas Tooill
Address: 5075 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5075 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000903

Owner's Name: CSX Transportation Inc; Chesapeake & Ohio RY
Address: 500 Water Street (C910)
City & State: Jacksonville, FL Zip Code 32202

Site Address: n/a

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002944

Owner's Name: Groveport Housing LLC
Address: 12125 Pleasant Valley Road
City & State: Chillicothe, OH Zip Code 45601

Site Address: 5120 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

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Parcel Number: 180-000586

Owner's Name: Rebecca H Cuthbert Tr
Address: 5054 Hendron Road
City & State: Groveport OH Zip Code 43125

Site Address: 5054 Hendron Road

Mail Address: Name: Same as Owners
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-000081

Owner's Name: Vickie Overmeyer
Address: 5105 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5105 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-004943

Owner's Name: Maxine L. McLoughlin
Address: 5085 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5085 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

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Parcel Number: 185-001408

Owner's Name: Troy Kanniard, Sarah Morton
Address: 5095 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5095 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002062

Owner's Name: Bright Innovations LLC
Address: 5141 Bixford Ave
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5051 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000921

Owner's Name: Board of Education
Address: 4400 Glendening Drive
City & State: Groveport OH Zip Code 43125

Site Address: 4400 Glendening Drive

Mail Address: Name: Groveport Madison Local
Address: 4400 Marketing Place Suite B
City & State: Groveport, OH Zip Code 43125

If additional space is needed, make copies as needed of this page.

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Parcel Number: 185-002763 / 185-002762
Owner's Name: Valerie Sholtz, Elissa Villiers, James Seelig
Address: 5090 Hendron Rd
City & State: Groveport, OH Zip Code 43125
Site Address: 0 Hendron Rd / 5090 Hendron Rd
Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000920

Owner's Name: Madison Township Board of Education
Address: 4200 Glendening Drive
City & State: _____ Zip Code _____

Site Address: 4200 Glendening Drive

Mail Address: Name: Groveport Madison Local
Address: 4400 Marketing Place Suite B
City & State: Groveport, OH Zip Code 43125

If additional space is needed, make copies as needed of this page.



AMERICAN
STRUCTUREPOINT
INC.

November 6, 2020

Mr. Stephen Moore, BO, CFM
City of Groveport
Building & Zoning Department
655 Blacklick Street
Groveport, OH 43125

Re: Redwood at Hendron Final Plat

Dear Mr. Moore:

As a requirement of the Final Plat Submittal for the Redwood at Hendron development, we would like this letter to serve as the official justification that the proposed subdivision is approvable under the purpose and standards of the City of Groveport Subdivision Regulations, as they relate to Chapter 1135. Prior to beginning final engineering for the project, traffic studies, waters and wetlands determinations, Phase I ESAs, geotechnical investigations, water studies, and surveys were all completed to ensure the site was able to be feasibly developed. The current site layout was memorialized via approval through the City of Groveport Development Plan process.

Sincerely,
American Structurepoint, Inc.

Oliver S. Damschroder, LEED AP
Senior Project Manager

OSD:sam

Enclosures

EXHIBIT "A" - LEGAL DESCRIPTION

Parcel 1:

Being part of the Southwest Quarter of Section 21, Township 11, Range 21, Matthews Survey, and bounded and described as follows:

Beginning on the South line of said Quarter at a point 92.4 rods West of the Southeast corner of said Section, and corner to Mellie M. Long's land; thence North 86 deg. 30' W. 54.84 poles to a stone, corner Vance's land' thence North 22 deg. W. 20 rods to a stone in said Vance's land; thence North 56 deg. W. 12 rods to a stone corner to said Vance's land and middle line of the Public Road, and West line at said Quarter Section; thence North 3 deg. E 55.07 rods on the Section line to a stone corner to Henry Whetsel land; thence South 86 deg. 45' E. 72.64 rods along the Whetsel line to the corner of the old Mollie M. Long lands to a stone; thence South 3 deg. W. 79.83 rods along the Mellie M. Long land to the place of beginning, containing 34.29 acres, more or less, exclusive of the railroad land. EXCEPT THEREFROM ten (10) acres of land heretofore sold to Mrs. Wallerman, as shown by deed of record in Deed Book 474, page 214, Recorder's Office, Franklin County, Ohio, said ten acres being in aforesaid Southwest Quarter of Section 21, bounded and described as follows:

Beginning at an iron pin in the South line of said Southwest Quarter Section and at the Southwest corner of B.C. Sim's land; said iron pin being N. 86 deg. 30' W. 92.40 poles from the Southeast corner of said quarter section; thence with the South line of said Section N. 86 deg. 30' W. 54.84 poles to an iron pin at the Southeast corner of William Vance's land; thence N. 22 deg. W. 20 poles to a stone, another corner of William Vance's Land; thence N. 56 deg. W. 12 poles to a stone in the center line of the Hendren road; thence along the center of said road N. 30 deg. E. 1.44 poles to an iron pin through the land of said Ella Swisher's S. 86 deg. 30' E. 72.84 poles to an iron pin in the West line of said B.C. Sim's land; thence South 3 deg. W. 25.88 poles to the beginning, containing ten (10) acres of land, more or less.

EXCEPTING THEREFROM

Being Lot Number One (1) of GROVEPORT SENIOR VILLAGE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 116, page 47, Recorder's Office, Franklin County, Ohio.

Parcel 2:

In Township 11, Range 21, Section 21, U.S. Refugee Lands and being part of the 12.52 acre tract conveyed by deed of Record in Deed Book 1359, Page 452, Recorder's Office, Franklin County, Ohio and being more particularly described as follows: Beginning at a point in the centerline of Hendron Road, said point being the Southwest corner of said 12.52 acre tract; thence North 6°00' East along the centerline of Hendron Road and the West line of said 12.52 acre tract 267.63 feet to a point; thence South 83°9'30" East 755.47 feet to an iron pin in the West right of way line of the Hocking Valley Railroad and the East line of said 15.25 acre tract, passing an iron pin at 20.00 feet; thence South 40°13'25" East along the West right of way line of said Railroad and the East line of said 12.52 acre tract 410.14 feet to an iron pin at the Southeast corner of said 12.52 acre tract; thence North 83°36'40" West along the South line of said 12.562 acre tract 1071.69 feet to the place of beginning, passing an iron pin at 1051.69 feet, and containing 6.004 acres.

RECEIVED JUL 05 2019



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HUNTINGTON DISTRICT, CORPS OF ENGINEERS
502 EIGHTH STREET
HUNTINGTON, WEST VIRGINIA 25701-2070

July 1, 2019

Regulatory Division
North Branch
LRH-2019-525-SCR-Unnamed Tributary to Big Walnut Creek

PRELIMINARY JURISDICTIONAL DETERMINATION

Mr. Chuck Grasser
Redwood Living, LLC.
7520 East Pleasant Valley Road
Independence, Ohio 44131

Dear Mr. Grasser:

I refer to the *Preliminary Jurisdictional Waters Determination Report – Hendron Road, City of Groveport, Franklin County, Ohio* dated June 25, 2019, submitted on your behalf by Civil & Environmental Consultants, Inc., and received in this office on June 26, 2019. You have requested a preliminary jurisdictional determination (JD) for the potentially jurisdictional aquatic resource on the approximately 23.16-acre site located east of Hendron Road and north of Glendenning Drive in Groveport, in Franklin County, Ohio (39.86079 latitude, -82.893077 longitude). Your JD request has been assigned the following file number: LRH-2019-525-SCR-Unnamed Tributary to Big Walnut Creek. Please reference this number on all future correspondence related to this JD request.

The Corps' authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328, including the amendment to 33 CFR 328.3 (80 Federal Register 37053), and 33 CFR 329. Section 404 of the Clean Water Act requires a Department of the Army (DA) permit be obtained prior to discharging dredged and/or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained in advance of any work in, on, over or under a navigable water of the United States.

Based upon a review of the aquatic resource in the submitted report, this office has determined 684 linear feet (lf) of one (1) intermittent stream is located within the review area. The aquatic resource identified above and listed on the enclosed preliminary JD form **may** be a water of the United States in accordance with the Regulatory Guidance Letter for JDs issued by the Corps on October 31, 2016 (Regulatory Guidance Letter No. 16-01). As indicated in the guidance, this preliminary JD is non-binding and cannot be appealed (33 CFR 331.2), and only provides a written indication that waters of the United States, including wetlands, may be present on-site.

You have declined to exercise the option to obtain an approved JD in this instance and at this time for the above aquatic resource. However, for the purposes of the determination of impacts, compensatory mitigation, and other resource protection measures for activities that require authorization from this office, the above aquatic resource will be evaluated as if it is a water of the United States.

Enclosed with this document please find two (2) copies of the preliminary JD. If you agree with the findings of this preliminary JD and understand your options regarding the same, please sign and date one (1) copy of the preliminary JD form and return it to this office within 30 days of receipt of this letter. You should submit the signed copy to the following address:

United States Army Corps of Engineers
Huntington District
Attn: North Branch-LRH-2019-525-SCR-Unnamed Tributary to Big Walnut Creek
502 Eighth Street
Huntington, West Virginia 25701

A copy of this letter will be provided to your agent, Jamie VanDusen with Civil & Environmental Consultants, Inc., at 250 W Old Wilson Bridge Road, Suite 250, Worthington, Ohio 43085. If you have any questions concerning the above, please contact Mr. Dalton McComas of the North Branch at 304-399-5993, by mail at the above address, or by email at Dalton.McComas@usace.army.mil.

Sincerely,

**Kayla N.
Adkins** Digitally signed
by Kayla N. Adkins
Date: 2019.07.01
13:48:19 -04'00'

Kayla N. Adkins
Regulatory Project Manager
North Branch

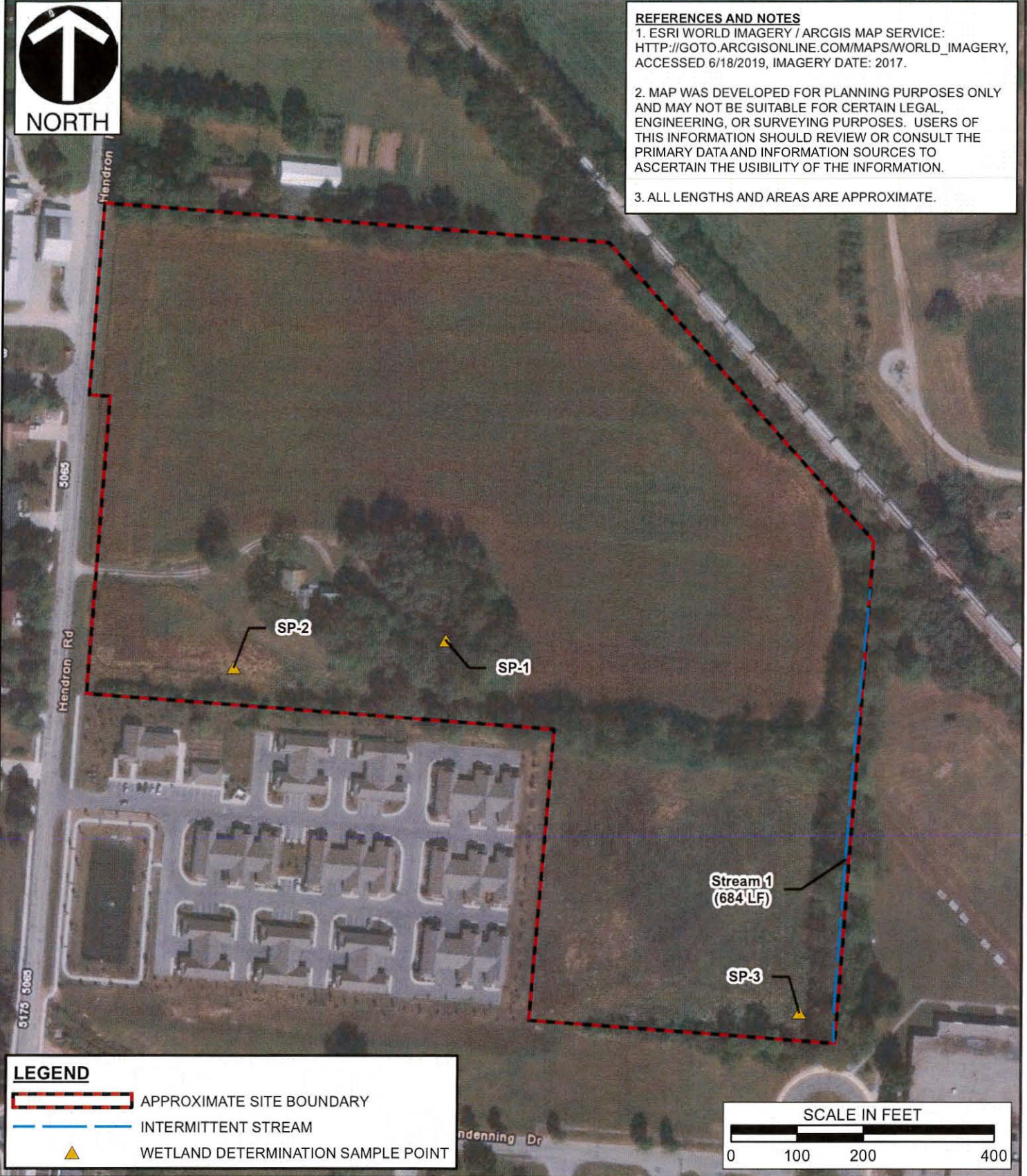
Enclosures



REFERENCES AND NOTES

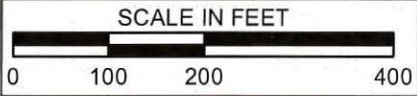
1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
 HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
 ACCESSED 6/18/2019, IMAGERY DATE: 2017.
2. MAP WAS DEVELOPED FOR PLANNING PURPOSES ONLY
 AND MAY NOT BE SUITABLE FOR CERTAIN LEGAL,
 ENGINEERING, OR SURVEYING PURPOSES. USERS OF
 THIS INFORMATION SHOULD REVIEW OR CONSULT THE
 PRIMARY DATA AND INFORMATION SOURCES TO
 ASCERTAIN THE USIBILITY OF THE INFORMATION.
3. ALL LENGTHS AND AREAS ARE APPROXIMATE.

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LEGEND

- APPROXIMATE SITE BOUNDARY
- INTERMITTENT STREAM
- WETLAND DETERMINATION SAMPLE POINT



Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecinc.com

REDWOOD LIVING, LLC
 HENDRON ROAD
 CITY OF GROVEPORT
 FRANKLIN COUNTY, OHIO
**PRELIMINARY JURISDICTIONAL WATERS
 DETERMINATION MAP**

DRAWN BY: MAK	CHECKED BY: JMV	APPROVED BY: RBG*	FIGURE: 3
DATE: 6/18/2019	MAP SCALE: 1" = 200'	PROJECT NO: 192-816	

*Hand signature on file

REDWOOD ON HENDRON ROAD

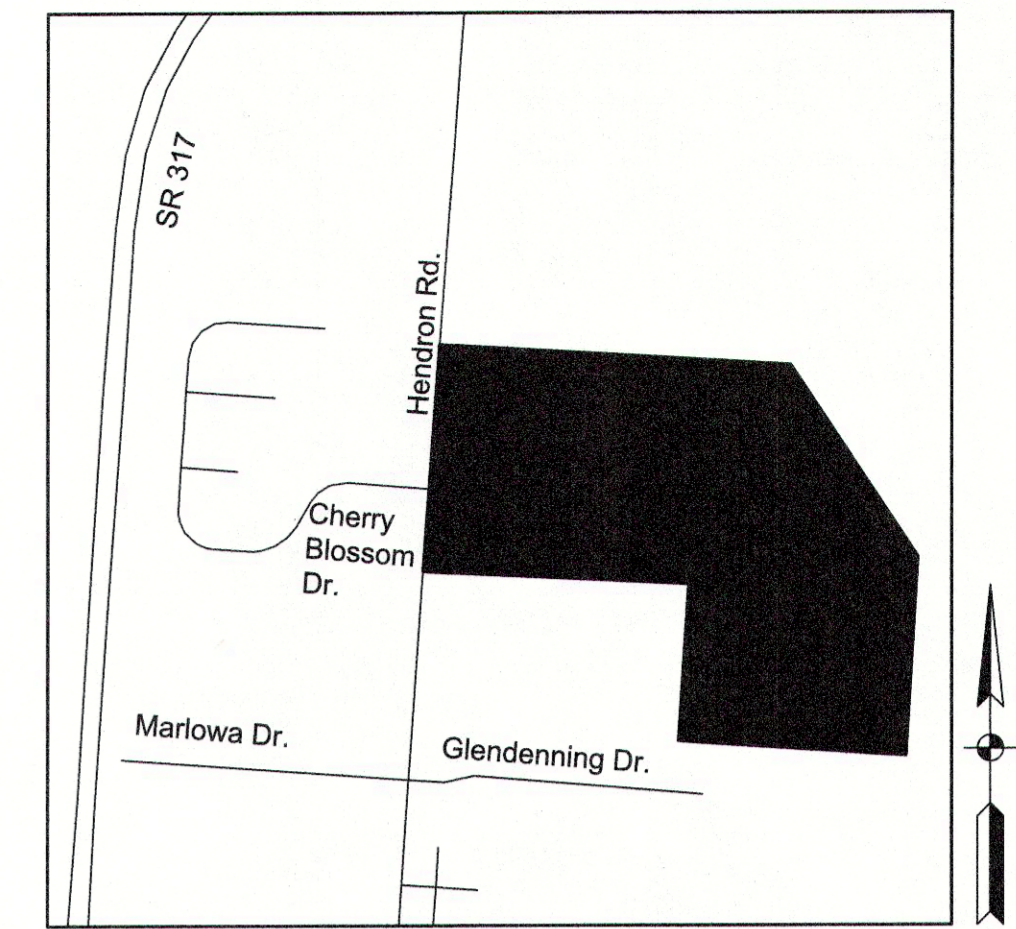
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT

SOUTHWEST QUARTER SECTION 21, TOWNSHIP 11, RANGE 21

BUCKINGHAM'S SURVEY OF THE CONGRESS LANDS EAST OF

THE SCIOTO RIVER

FINAL PLAT



VICINITY MAP
NO SCALE

Situated in the State of Ohio, County of Franklin, City of Groveport, being part of that southwest quarter of Section 21, Township 11 North of Buckingham's Survey of Range 21 West of the Congress Lands East of the Scioto River, containing 22.425 acres of land, more or less, said 22.425 acres being a part of that 24.29 acre tract and a part of that 6.004 acre tract as conveyed to Valerie J. Sholtes, James Seelig and Elissa A. Villiers by the instruments filed as Instrument Numbers 201303130041935, 201203140034705, 201203300043644, 201203140034704, 200611010219052 and 200611010219053, all records referenced herein are to the Records of the Franklin County Recorder's office.

The undersigned, Valerie J. Sholtes, James Seelig and Elissa A. Villiers, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their Redwood on Hendron Road, do hereby accept this plat of same.

Easements are hereby reserved in, over and under Lot 1 as designated on this plat as "Utility Easements" permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated as "Public Use Easement", easements are granted and reserved for public pedestrian use of a sidewalk or shared use path, the pedestrian walk or shared use path shall be owned and maintained by the owner of Lot 1. Within those areas designated as "Access Easement", easements are granted to the City of Groveport for the purpose of accessing existing and proposed Utility Easements, Drainage Easements and Sewer Easements. Within those areas designated as "Drainage Easements, easements shall contain no above grade structures, fences, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat unless approved by the Groveport City Engineer, the Drainage Easements shall be owned and maintained by the owner of Lot 1. Within those areas designated as "Sewer Easement" easements are exclusively granted to the City of Groveport in, over and under areas designated as Sewer Easement for the construction, operation, and maintenance of public sewer(s).

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations.

In witness thereof, VALERIE SHOLTES, JAMES SEELIG, and ELISSA A. VILLIERS, OWNERS, of the lands platted hereon has hereunto set their hand this _____ day of _____, 2020.

Signed and acknowledge in the presence of: Valerie J. Sholtes
Owner

Witness _____
Print Name:

Witness _____ Signed _____
Print name: Valerie J. Sholtes,

Signed and acknowledge in the presence of: James Seelig
Owner

Witness _____
Print Name:

Witness _____ Signed _____
Print name: James Seelig

Signed and acknowledge in the presence of: Elissa A. Villiers
Owner

Witness _____
Print Name:

Witness _____ Signed _____
Print name: Elissa A. Villiers

ACKNOWLEDGMENT

STATE OF _____)
) SS:
_____ COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Valerie J. Sholtes.

Notary Public

ACKNOWLEDGMENT

STATE OF _____)
) SS:
_____ COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by James Seelig.

Notary Public

ACKNOWLEDGMENT

STATE OF _____)
) SS:
_____ COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Elissa A. Villiers.

Notary Public

APPROVED THIS _____ DAY OF _____, 2020

ADMINISTRATOR, CITY OF GROVEPORT

APPROVED THIS _____ DAY OF _____, 2020

CHAIRMAN, PLANNING COMMISSION
CITY OF GROVEPORT

APPROVED THIS _____ DAY OF _____, 2020

CITY ENGINEER
CITY OF GROVEPORT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020, BY ORDINANCE NUMBER _____
WHEREIN ALL OF THE EASEMENTS SHOWN AND DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF GROVEPORT, OHIO.

MAYOR, CITY OF GROVEPORT _____
CLERK OF COUNCIL CITY OF GROVEPORT

THIS PLAT SHALL BE RECORDED BY _____, 20____, BEING SIX (6) MONTHS FOLLOWING THE DATE OF APPROVAL OF THE PLAT BY ORDINANCE NUMBER SHOWN ABOVE, PURSUANT TO CITY OF GROVEPORT CHAPTER 1191.09(B), IF THIS RECORDATION IS NOT MADE BY THIS DATE, PLAT APPROVAL SHALL EXPIRE.

TRANSFERRED THIS _____ DAY OF _____, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2020, AT _____ AM/PM

FEE \$ _____

INSTRUMENT NUMBER _____

RECORDED THIS _____ DAY OF _____, 2020, AT _____ AM/PM

PLAT BOOK _____, PAGE _____

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

Note "A" - STREAM CORRIDOR PROTECTION ZONE:
Stream Corridor Protection Zone, as designated and delineated hereon, shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Protection Zone to restrict and forbid any activity or use which would as natural consequence of such impede or make more difficult the accomplishment of the purpose of which the said zone was created.

Except as noted herein, the Stream Corridor Protection Zone shall be preserved in its natural state.

Within the Stream Corridor Protection Zone the following restrictions apply, govern, and control:

- No buildings or structures, swimming pools, signs, billboards, fences, or other structures deemed unacceptable by the City Administrator.
- No drilling, filling, dredging, grading, or dumping of soils, spoils, or solid materials, except for activities associated with permitted uses listed in City of Groveport Chapter 935.08.
- No use of motorized vehicles, especially recreational vehicles. Vehicles necessary for inspection and/or maintenance may be allowed as needed with minimal disturbance to the protection zone.
- No roadways, drives, parking lots, or storage of vehicles or other human made impervious cover.
- No Stormwater detention storage facilities.
- No private utility lines and pipes and their related appurtenances that run parallel to the stream shall be allowed in the Stream Corridor Protection Zone.
- No application of herbicides or pesticides.
- No disturbance of natural vegetation and no removal of native trees, ground cover, or other vegetation (dead or alive) shall be removed from the Stream Corridor Protection Zone unless approved by City of Groveport.

Within the Stream Corridor Protection Zone, the following activities and uses are permitted:

- Uses that are passive in character shall be permitted in the Stream Corridor Protection Zone, including, but not limited to, passive recreational uses, as permitted by federal, state and local laws, such as hiking, fishing, picnicking, and similar uses.
- Control of invasive non-native plant species and removal of diseased or damaged trees is permitted under prescribed methods approved by City of Groveport.
- Re-vegetation and/or reforestation of the Stream Corridor Protection Zone per City of Groveport Chapter 935.08, using species pursuant to the City's list of "Species of Plants and Shrubs recommended for stabilizing flood prone areas".
- New private utilities such as gas, electric or telecommunication lines, storm outfalls provided they are either elevated or running perpendicular to the stream and provided their installation has prior approval from the City Administrator. The placement, construction and maintenance of such utilities shall minimize disturbance to riparian areas and any encroachment with the Stream Corridor Protection Zone caused by the placement, construction or maintenance of said utilities shall be mitigated per City of Groveport chapter 935.08.
- New sanitary sewer, storm sewer pipe and/or water mains that are public utilities and/or public utility transmission lines, having prior approval from the City Administrator.
- Stream restoration and related construction activities associated with this type of activities may be allowed, provided they are appropriately permitted and approved by the City Administrator.
- Within the Stream Corridor Protection Zone the City of Groveport may for reasons of public safety as an emergency maintenance activity under City of Groveport Chapter 935.10, elect from time to time to remove accumulated sediment, debris and/or plant material or other obstructions to flow from stream or ditch channel areas as necessary to protect the integrity of the channel area and restore its flow carrying capacity and/or its free-flowing functional stream environment.
- The City of Groveport and/or their authorized representatives reserve the right to periodically inspect the Stream Corridor Protection Zone for violations of these restriction. If upon sixty (60) days advance written notice the landowner has not eliminated said violations, the City may remove or eliminate, at the expense of the landowner, any violation by the landowner of the protection zone. The City of Groveport and/or their authorized representatives may enter upon said lands for the purpose of inspection.

SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct and that all necessary survey monuments are correctly shown hereon. All dimensions are in feet and decimal parts thereof.

By: _____ Date: _____, 2016

Andrew T. Jordan
Registered Professional Surveyor No. 8759

ACREAGE BREAKDOWN - THE PLAT OF REDWOOD ON HENDRON ROAD IS COMPRISED OF THE FOLLOWING FRANKLIN COUNTY AUDITOR'S PARCEL NUMBERS WITH THE FOLLOWING ACREAGE BEING PLATTED OUT AS FOLLOWS.

PARCEL NUMBER 185-002763 ----- 6.017 Ac.
PARCEL NUMBER 185-002762 ----- 16.408 Ac.

TOTAL PLAT ACREAGE ----- 22.425 Ac.

ACREAGE IN LOTS ----- 22.425 Ac.

FLOOD ZONE

AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP NO. 39049C0432K, REVISED JUNE 17, 2008, THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

SURVEY DATA:

BASIS OF BEARINGS

Bearings described hereon are based on North 04 degrees 06 minutes 55 seconds East for the west line of Section 21 of Township 11, Range 21 of Buckingham's survey of the Congress Lands East of the Scioto River as monumented by FCGS Monuments 7763 Reset and FCGS 3321, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2007 Adjustment), as published by the Franklin County Engineer's office on the Franklin County Control sheets for the above referenced FCGS monuments.

SOURCE OF DATA

The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS

Iron pins, where indicated hereon, unless otherwise noted, are to be set and are 5/8" rebar, 30 inches long with plastic cap bearing "ASI PS 8759".

Surveyed and Platted By:

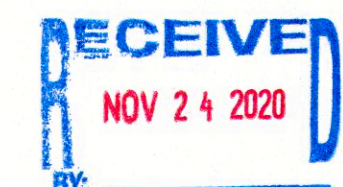


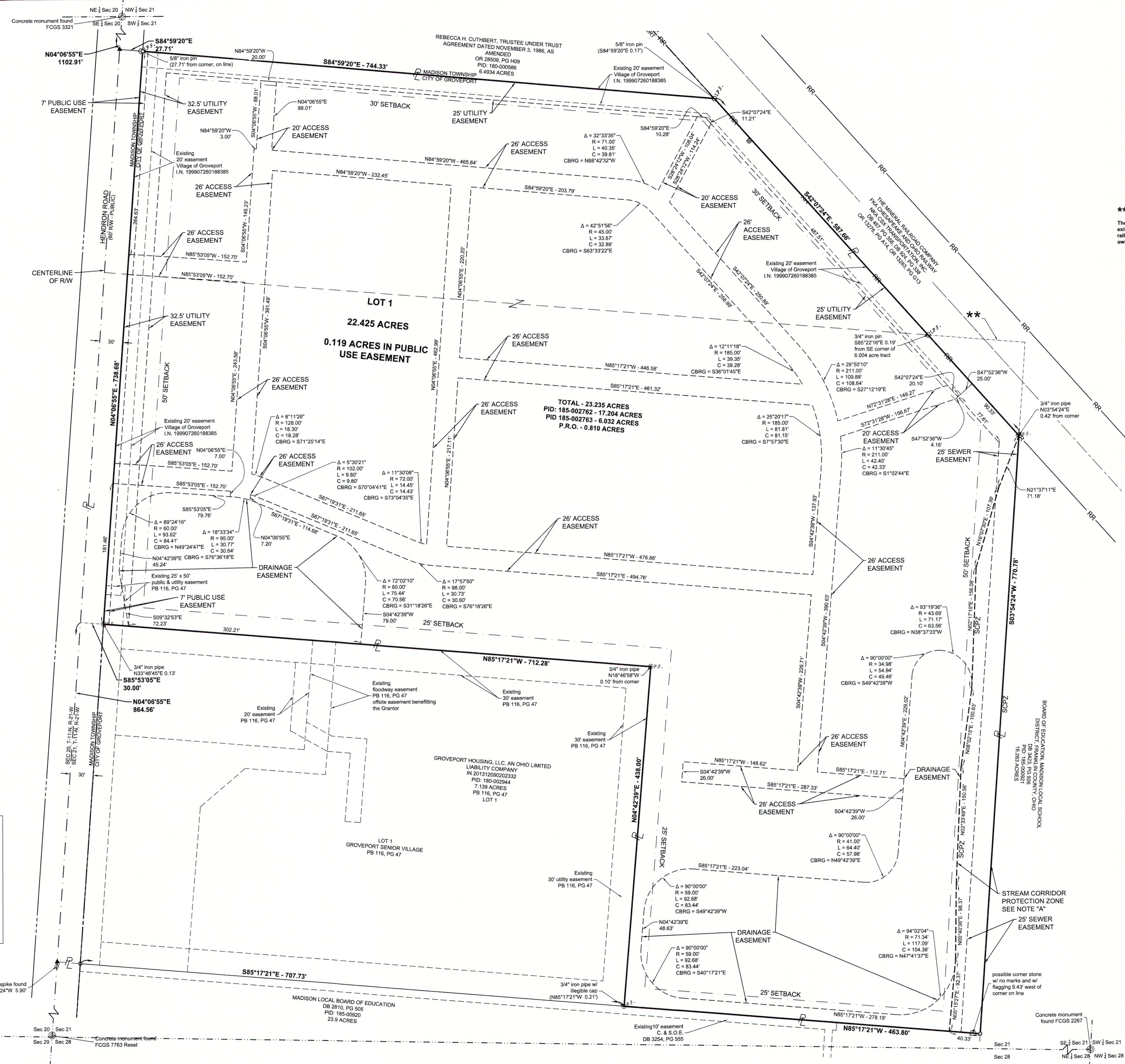
2550 CORPORATE EXCHANGE DR
SUITE 300
COLUMBUS, OHIO 43231-7659
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

Developer:

Redwood USA, LLC
7007 E. Pleasant Valley Rd.
Independence, Ohio 44131

**REDWOOD ON
HENDRON ROAD
FINAL PLAT**





**
The present legal description includes the area located within the existing railroad right-of-way, however the statutes governing railroad conveyance would indicate that this is no longer in fee ownership of the owner.

MONUMENT LEGEND

- ⊙ R/W MONUMENT REBAR FOUND
- I.P.F. IRON PIN/PIPE FOUND
- ⊙ 3/4"x30" REBAR SET WITH CAP "ASI - PS8759"
- ⊠ STONE FOUND
- ▲ MAG NAIL SET

LINE TYPE LEGEND

- PUBLIC ACCESS
- PLAT BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- CENTERLINE
- PROPOSED EASEMENT
- BUILDING SETBACK LINE
- SECTION/VMS LINE
- RAILROAD RIGHT OF WAY CORPORATION LINE

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