



**APPLICATION TO PLANNING & ZONING COMMISSION
MODIFICATION TO DEVELOPMENT PLAN**

Application #: 2014-0173

Case #: 2014-04

Fee: **\$150.00**

Make Check Payable to:
THE CITY OF GROVEPORT

THE CITY OF GROVEPORT
Planning & Zoning Commission
655 Blacklick Street
Groveport, Ohio 43125

Part I. GENERAL INFORMATION

Applicant's Name: Todd D. Valentine Phone: 614-989-8414

Address: 184 W. Main St Ashville OH 43103

Owner's Name: Groveport Housing, LLC Phone: 740-772-1396

Address: 12125 Pleasant Valley Rd. Chillicothe OH 45601

Address of property 5120 Hendron Rd located on the E side of
Hendron Rd street/road/avenue.

Parcel # 185-002944-00

The property is currently being used for Senior Apartments -
Currently under Construction.

The property is currently zoned: PR-18

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

Permanent Signage @ entrance of the site.

PART II. EXHIBITS

You MUST attach the following to this application form:

- A. Statement of how the proposed modification will affect the original development plan and the reasons for such modification.
- B. A list of owners of property within, contiguous to, directly across the street from such area under consideration by the Planning & Zoning Commission. Such list shall be in accordance with the Franklin County Auditor's current tax list, and include all owners' mailing addresses.
- C. **20 copies** of drawing, site plan and/or any other plans that may be applicable.
- D. All other information as may be helpful to the Planning & Zoning Commission.

Todd D. Valentine Date 3/18/14
Applicant's Signature
Todd D. Valentine
Applicant's Printed Name

PROPERTY OWNERS LIST

(List of owners of property 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.co.franklin.oh.us/auditor and you will need to look under Geographic Information System maps.)

PLEASE MAKE COPIES OF THIS FORM IF NECESSARY

Parcel Number: 185-002762-00

Owner's Name: Valerie J Sholtes Et Al
Address: 5090 Hendron Rd
City & State: Groveport OH Zip Code 43125

Site Address: 5090 Hendron Rd Lot #: _____

Mail Address: Name: Elissa A Villiers
Address: 5090 Hendron Rd
City & State: Groveport OH Zip Code 43125

Parcel Number: 180-004939-00

Owner's Name: Jeanene L Topill
Address: 5075 Hendron Rd
City & State: Groveport OH Zip Code 43125

Site Address: 5075 Hendron Rd Lot #: _____

Mail Address: Name: Jeanene L Topill
Address: 5075 Hendron Rd
City & State: Groveport OH Zip Code 43125

Parcel Number: 180-004943-00

Owner's Name: Thomas J McLaughlin & Maxine L. McLaughlin
Address: 5085 Hendron Rd
City & State: Groveport OH Zip Code 43125

Site Address: 5085 Hendron Rd Lot #: _____

Mail Address: Name: Thomas McLaughlin
Address: 5085 Hendron Rd
City & State: Groveport OH Zip Code 43125

Parcel Number: 185-001408-00

Owner's Name: Hancock Michael W JR,
Address: 5909 Parliament Dr
City & State: Columbus OH Zip Code 43213

Site Address: 5051 Hendron Rd Lot #: _____

Mail Address: Name: Michael W Hancock Jr
Address: 5095 Hendron Rd
City & State: Groveport OH Zip Code 43125

PROPERTY OWNERS LIST

(List of owners of property 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.

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PLEASE MAKE COPIES OF THIS FORM IF NECESSARY

Parcel Number: 180-000081-00

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

Site Address: 5105 Hendron Rd Lot #: _____

Mail Address: Name: Vickie Overmeyer
Address: 5105 Hendron Rd
City & State: Groveport OH Zip Code 43125

Parcel Number: 180-603893-00

Owner's Name: Kelli M. Walsh
Address: 5119 Hendron Rd
City & State: Groveport OH Zip Code 43125

Site Address: 5119 Hendron Rd Lot #: _____

Mail Address: Name: Kelli M Walsh
Address: 5119 Hendron Rd
City & State: Groveport Zip Code 43125

Parcel Number: 180-001531-00

Owner's Name: Timothy J Wells Coleen S Wells
Address: 4100 Marlowna Dr
City & State: Groveport OH Zip Code 43125

Site Address: Marlowa Dr. Lot #: 1
Hendron Heights

Mail Address: Name: Timothy J. Wells
Address: 4100 Marlowa Dr.
City & State: Groveport OH Zip Code 43125

Parcel Number: 185-000920-00

Owner's Name: Madison Twp BD of Education
Address: 5940 Clyde Moore Dr
City & State: Groveport Zip Code 43125

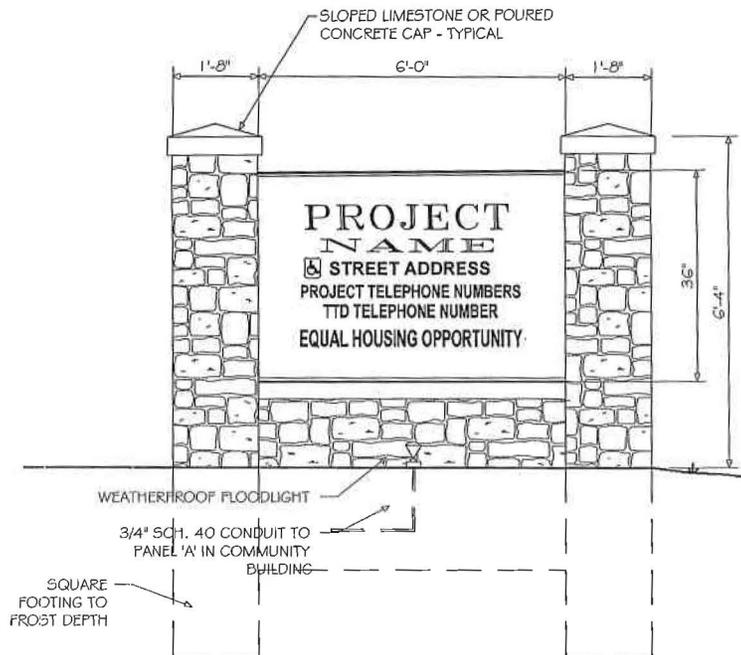
Site Address: Hendron Rd Lot #: _____

Mail Address: Name: Groveport Madison BD of Ed
Address: 5940 Clyde Moore Dr.
City & State: Groveport OH Zip Code 43125

Statement of proposed Modification by the developer.

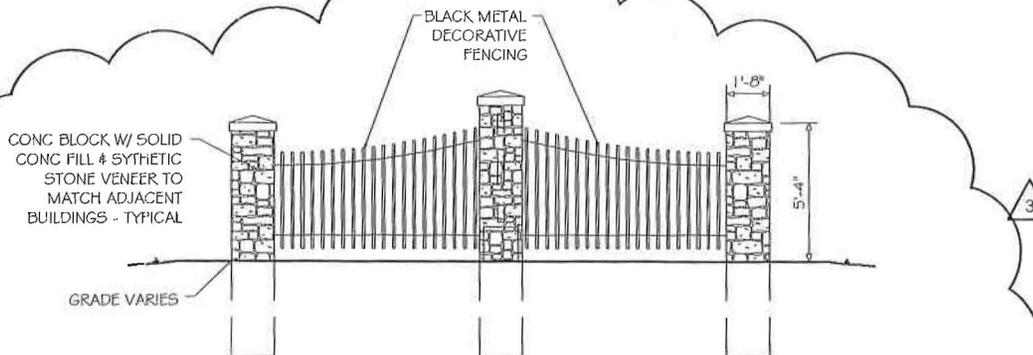
Proposed Modification: Detailing of permanent signage for the Groveport Senior Village located at 5120 Hendron Road.

When the Development Plan for the Groveport Senior Village was approved the permanent entrance sign details were not included with the submittal, even though the sign was located on the landscape plan. This modification to the plan will have no effect on the original development plan nor will it affect the neighboring properties.



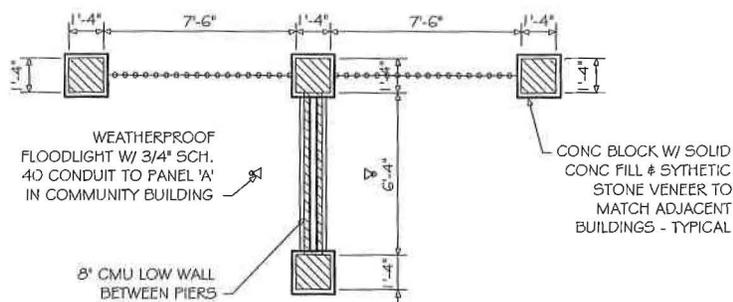
SIGN ELEVATION

3/8" = 1'-0"



FENCE ELEVATION

3/16" = 1'-0"

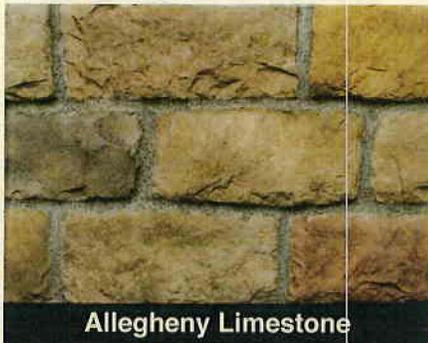


FENCE SIGN PLAN

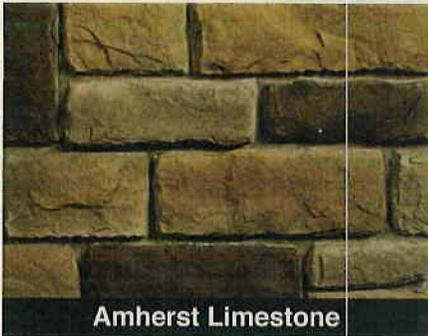
3/16" = 1'-0"



Limestone—a collection of stone with brusquely chiseled, square and rectangular surfaces



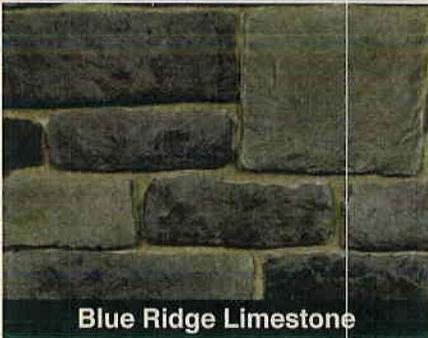
Allegheny Limestone



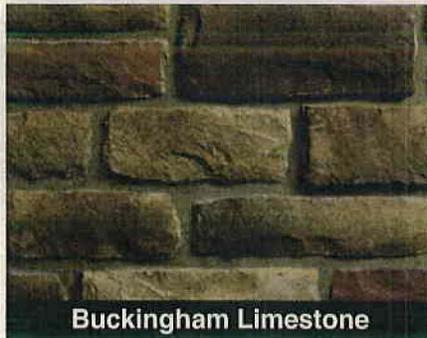
Amherst Limestone



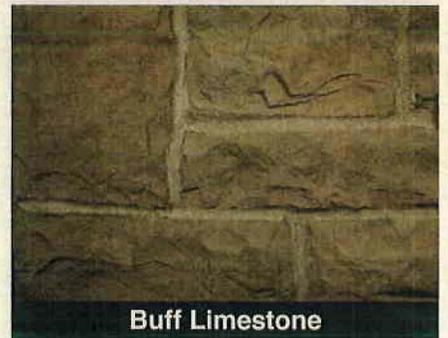
Tan Limestone



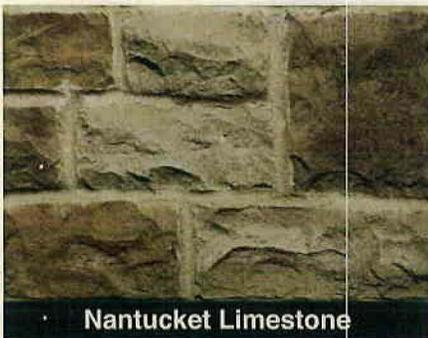
Blue Ridge Limestone



Buckingham Limestone



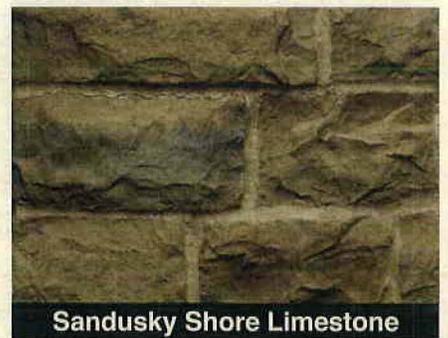
Buff Limestone



Nantucket Limestone



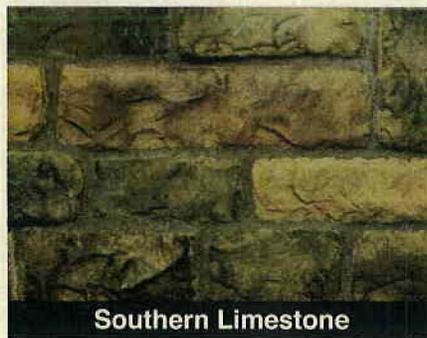
Ohio Vintage Limestone



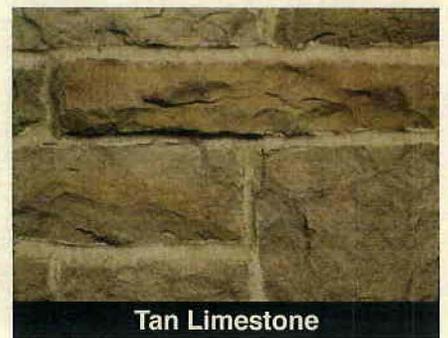
Sandusky Shore Limestone



Shoreline Limestone



Southern Limestone



Tan Limestone



Hendron Rd ←

115'-0"

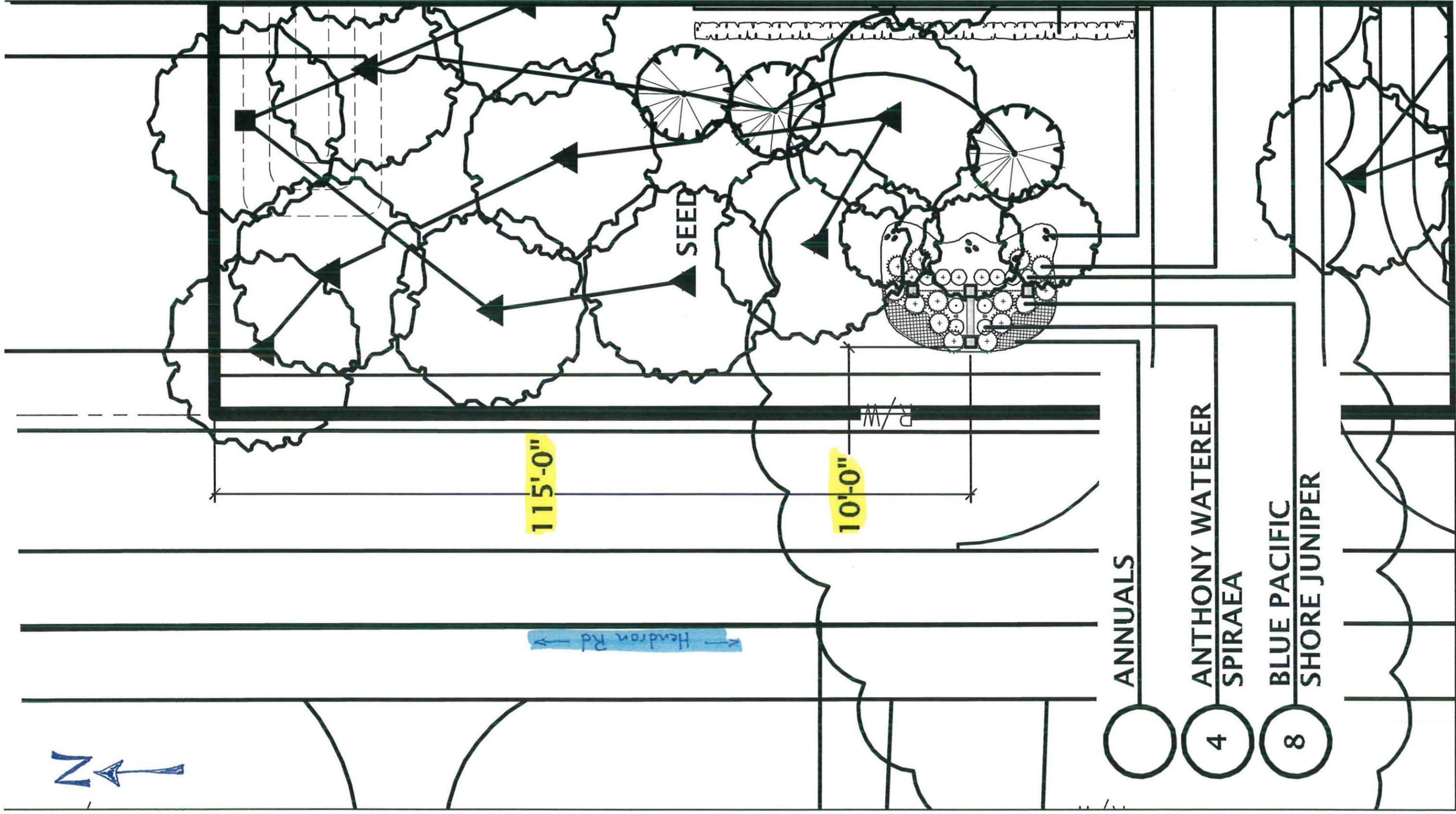
10'-0"

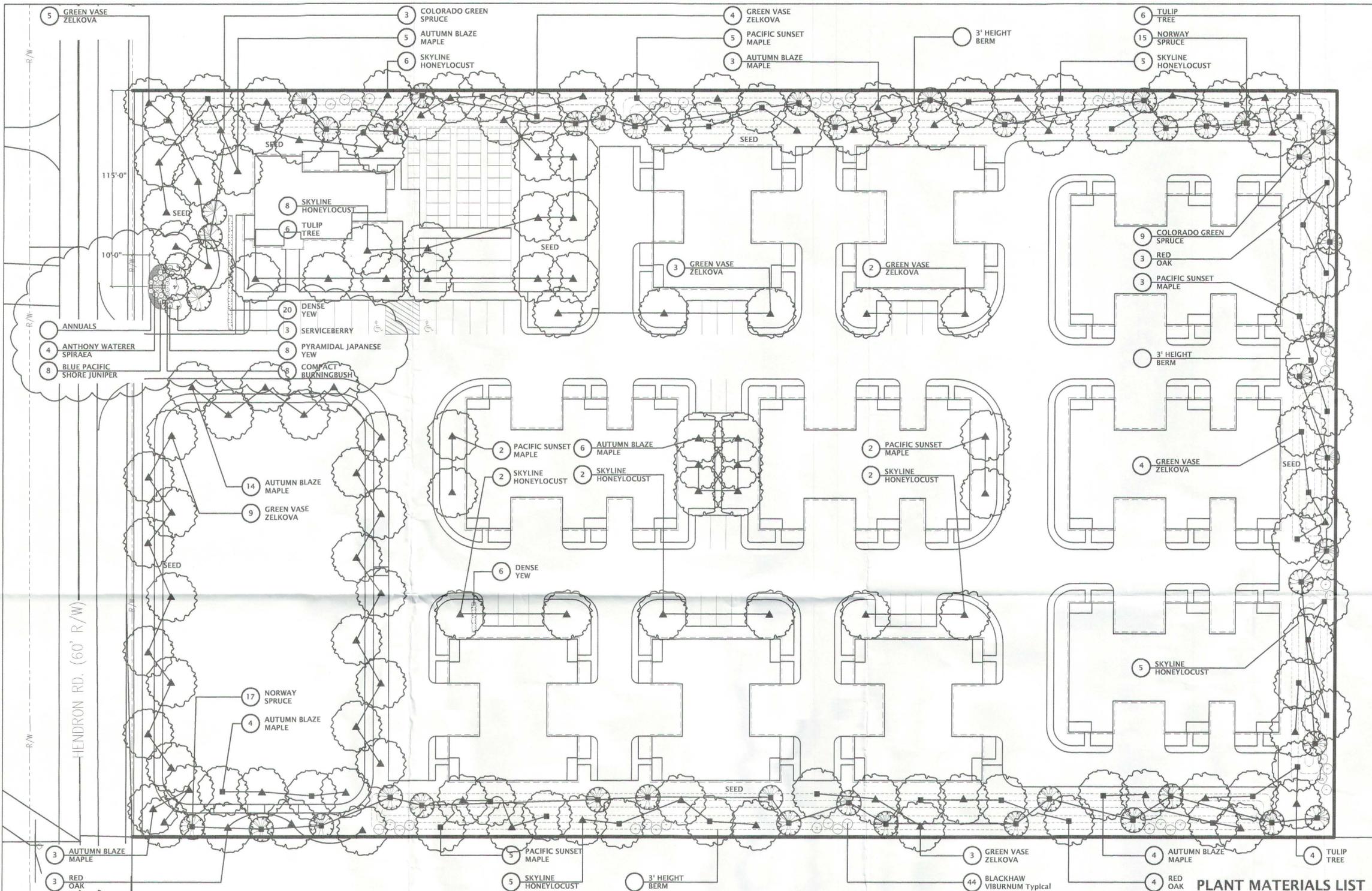
SEED

○ ANNUALS

○ 4 ANTHONY WATERER SPIRAEA

○ 8 BLUE PACIFIC SHORE JUNIPER

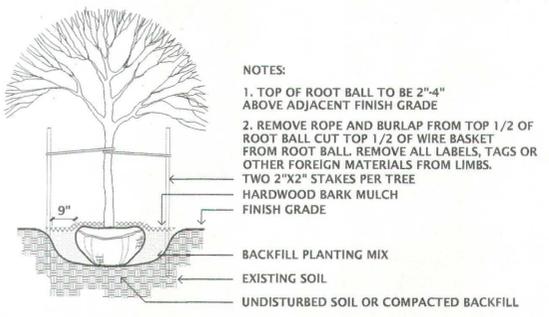
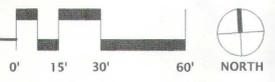




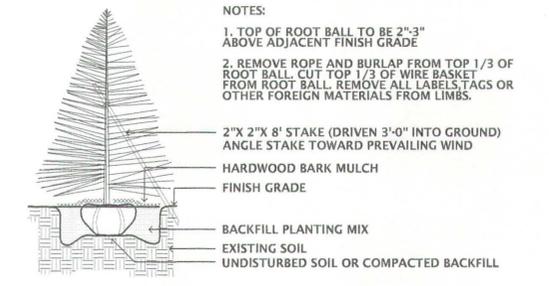
1 SITE LANDSCAPE PLAN

SYMBOL LEGEND

- TREES REQUIRED FOR THE BUFFER YARD
74 TREES REQUIRED; 82 PROVIDED
- ▲ TREES REQUIRED FOR THE LOT INTERIOR LANDSCAPING
106 TREES REQUIRED; 106 TREES PROVIDED



2 TREE PLANTING



3 EVERGREEN TREE PLANTING

- NOTE:**
1. HEDGE/TREE ROWS EXIST ON THE NORTH AND SOUTH PROPERTY LINES. THIS PLAN PROPOSES DECIDUOUS SHADE TREES ON THOSE TWO PROPERTY TO FULFILL PART OF THE BUFFER YARD REQUIREMENTS. SHOULD THE EXISTING TREES FULFILL THE REQUIREMENT THE NUMBER OF PROPOSED TREES WILL BE REDUCED.
 2. THE PERIMETER MOUNDING AS REPRESENTED ON THIS SHEET IS ONLY SCHEMATIC. SEE SHEET C1.06, SITE GRADING PLAN FOR THE ACTUAL GRADING OF THE PERIMETER MOUND.

GENERAL PLANTING NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED. ALL PLANT MASSES TO BE INCORPORATED BY CONTINUOUS MULCH BED TO LIMITS SHOWN.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN & PLANTING BED AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SOD OR SEED ALL LAWN AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT MATERIALS LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
11. CONTRACTOR TO PROVIDE A COMPLETE 1 YEAR WARRANTY OF PLANT MATERIAL INCLUDING PLANTS AS VIABLE AND THRIVING.
12. ANY SUBSTITUTIONS OF PLANT MATERIAL OR CHANGES TO THE DESIGN SHALL BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
13. NATIVE OR ADAPTIVE PLANTS HAVE BEEN SELECTED FOR THE ENTIRE PROJECT. NO IRRIGATION WILL BE NECESSARY ONCE THE PLANTS ARE ESTABLISHED.
14. SERVICE STRUCTURES INCLUDING BUT NOT LIMITED TO PROPANE TANKS, TRASH DUMPSTERS, GROUND MOUNTED TRANSFORMERS, AIR CONDITIONERS, HEAT PUMPS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE AND OTHER EQUIPMENT AND ELEMENTS PROVIDING SERVICE TO A BUILDING SHALL BE SCREENED ON ALL OF THE BUILDINGS.

PLANT MATERIALS LIST

COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS SHADE TREES				
PACIFIC SUNSET MAPLE	Acer truncatum x platanoides 'Pacific Sunset'	2 1/2" Cal. *	B&B	
AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2 1/2" Cal. *	B&B	
SKYLINE HONEYLOCUST	Gleditsia t.l. 'Skyline'	2 1/2" Cal. *	B&B	
TULIP TREE	Liriodendron tulipifera	2 1/2" Cal. *	B&B	
GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2 1/2" Cal. *	B&B	
RED OAK	Quercus rubra	2 1/2" Cal. *	B&B	
SERVICEBERRY	Amelanchier canadensis	7' Hgt.	B&B	5 stems min.
EVERGREEN TREES				
NORWAY SPRUCE	Picea abies	5' Hgt.	B&B	
COLORADO GREEN SPRUCE	Picea pungens	5' Hgt.	B&B	
BALD CYPRESS	Taxodium distichum	5' Hgt.	B&B	
SHRUBS				
BLACKHAW VIBURNUM	Viburnum prunifolium	30" Hgt.	B&B	
PYRAMIDAL JAPANESE YEW	Taxus cuspidata 'Capitata'	48" Hgt.	B&B	
DENSE YEW	Taxus media 'Densiformis'	24" Hgt.	B&B	
ANTHONY WATERER SPIRAEA	Spiraea x bumalda 'Anthony Waterer'	18" Spr.	Cont.	
BLUE PACIFIC SHORE JUNIPER	Juniperus conferta	18" Spr.	Cont.	
COMPACT BURNINGBUSH	Euonymus alatus 'Compacta'	24" Hgt.	B&B	



GROVEPORT SENIOR VILLAGE
PERMIT SET
GROVEPORT, OHIO

OWNER:
GROVEPORT HOUSING LLC
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

* The Groveport codified ordinance requires that the tree caliper be measured 24" above ground level.
RE: MARCH 12, 2014

SCALE: - AS NOTED
DATE: OCTOBER 22, 2013 L1.01