# Modification to Development Plan Application

**Application to the Planning & Zoning Commission**

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

Date: 8-2-24

Case # Z-2024-0130

**Fee: $150.00**

**Address of property** 6 vacant lots at the end of Crow Ave., located on the ____ side of Crow street / road / avenue.

**Parcel #** 185-002871-00;185-002872-00; 185-002873-00; 185-002874-00; 185-002875-00; 185-002876-00.

Applicant Name: Michael D. Bull, Esq Phone: 614-534-1355

Address: 3740 Ridge Mill Drive Hilliard, OH 43026

Owner Name: Top Gun Investments, LLC Phone: 419-953-4298

Address: 560 E Town St., Columbus OH 43215

The property is currently being used for: vacant land.

The property is currently zoned: PR-6 PLANNED LOW DENSITY RESIDENTIAL.

I am requesting modification to the following items in the development plan:
to modify the development plan from single family dwelling alone to allow for two-family dwelling to reduce the first floor size requirement from 750 sqft to no less than 630 sqft; to not require basements; to modify the requirement of parking slab in addition to one-car garage; to reduce the size requirement of side-yards between residents

**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. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.**

RECEIVED AUG - 2 2024 CITY OF GROVEPORT

☒ Drawings, site plan, information, and any other plans that may be applicable.

☒ Statement of how the proposed modification will affect the original development plan and the reasons for such modification.

☒ Any additional information that may be helpful to the Planning & Zoning Commission.

Applicant's Signature

614-534-1355
Contact phone number

Michael D Bull esq
Applicant's Printed Name

michael@lmcounsel.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:** 185-000637 & 185-000638 & 185-000752

Owner's Name: Joyce J Mounts
Address: 363 Kinsel Ave
City & State: Groveport OH Zip Code 43125

Site Address: Vacant Land off Crow Ave

Mail Address: Name: Joyce J Mounts
Address: 363 Kinsel Ave.,
City & State: Groveport OH Zip Code 43125

**Parcel Number:** 185-001833

Owner's Name: Lutheran Social Services of Central Ohio - Groveport Housing
Address: 283 Green Ave
City & State: Groveport OH Zip Code 43125

Site Address: 283 Green Ave Groveport OH 43125

Mail Address: Name: Lutheran Social Services of Central Ohio
Address: 1105 Schrock Road
City & State: Columbus Ohio Zip Code 43229

**Parcel Number:** 185-001755

Owner's Name: Denis Popusoi
Address: 282 Fayer Ct
City & State: Groveport, Ohio Zip Code 43125

Site Address: 282 Fayer Ct., Groveport Ohio 43125

Mail Address: Name: Denis Popusoi
Address: 28 2 FayerCt
City & State: Groveport, Ohio Zip Code 43125

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

## 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**: 185- 001769

Owner's Name: Newport Village Homeowners Association Inc.
Address: 2700 E DUBLIN GRANVL 3000
City & State: Columbus OH Zip Code 43231

Site Address: Vacant Land off Greenhill Drive, Groveport Ohio 4 3125

Mail Address: Name: NEWPORT VILLAGE HOA
Address: PO BOX 395
City & State: GROVE CITY OH, Zip Code 43123

**Parcel Number**: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

**Parcel Number**: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

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

# PROPERTY OWNERS LIST

**List of all adjoining property owners, 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**: 180-000843

Owner's Name: FRANKLIN COUNTY COMM SANITARY SEWER
Address: 373 S High St FL 26
City & State: Columbus Ohio Zip Code 43215

Site Address: MCCLISH Drive -- Groveport Ohio

Mail Address: Name: FRANKLIN COUNTY COMM SANITARY SEWER
Address: 373 S High St FL 26
City & State: Columbus Ohio Zip Code 43215

**Parcel Number**: 185-001756

Owner's Name: Gary M Washburn Jr., and Andrea Thomas Washburn
Address: 290 Fayer Ct.,
City & State: Groveport Oh Zip Code 43215

Site Address: 290 Fayer Ct., Groverport Ohio, 43215

Mail Address: Name: Gary M Washburn Jr., and Andrea Thomas Washburn
Address: 290 Fayer Ct.,
City & State: Groveport OH Zip Code 43215

**Parcel Number**: 185-000640 & 185-000639

Owner's Name: James M Weeks Jr
Address: 364 KINSEL AVE
City & State: Groveport OH Zip Code 43215

Site Address: 364 KINSEL AVE GROVEPORT OH 43125

Mail Address: Name: James M Weeks Jr
Address: 364 KINSEL AVE
City & State: Groveport OH Zip Code 43215

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

## 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:** 185-000687

Owner's Name: Robert D Jones & Patricia A. Jones
Address: 355 Crow Ave
City & State: Groveport, Ohio Zip Code 43125

Site Address: 355 Crow Ave., Groveport Ohio 43125

Mail Address: Name: Robert D. Jones
Address: 8797 TUSCANY ISLES DR
City & State: Punta Gorda, Florida Zip Code 33950

**Parcel Number:** 185-000617

Owner's Name: Michael SKrastins & Lisa
Address: 361 Crow Ave
City & State: Groveport, Ohio Zip Code 43125

Site Address: 361 Crow Ave., Groveport Ohio 43125

Mail Address: Name: Same
Address:
City & State: Zip Code

**Parcel Number:** 185-002877

Owner's Name: John C Lind Jr
Address:
City & State: Zip Code

Site Address: vacant land on Crow Ave. Groveport OH 43125

Mail Address: Name:
Address: unkown
City & State: Zip Code

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

Lardiere McNair
& Stonebrook, Ltd.
A Legal Professional Association

Members

Christopher L. Lardiere, Esq.
Darren A. McNair, Esq.
Chad M. Stonebrook, Esq.

Associates

Santina M. Graceffa, Esq.
Taylor L. Agler, Esq.
Michael D. Bull, Esq.

Of Counsel

Charles H. McClenaghan, Esq.*
Thomas W. Trimble, Esq.
Anthony Delligatti, Jr., Esq.

*Also Admitted in Florida

**July 24, 2024**

Building & Zoning Department
655 Blacklick Street
Groveport, OH 43125

**MODIFICATION FOR DEVELOPMENT PLAN**

I am the attorney representing Top Gun Investments LLC, and on its behalf submit the following Modification for Development Plan for consideration by the City of Groveport.

The modification shall be for parcels **185-002871-00;185-002872-00; 185-002873-00; 185-002874-00; 185-002875-00; 185-002876-00** on Crow Ave., Groveport, Ohio which were transferred to Top Gun Investments LLC via Sherrif's sale in Instrument No. 202306140058725, Recorder's Office, Franklin County, Ohio.

This application is in accordance with Groveport Codified Ordinance 1135.01.

Please review the attached Modification for Development Plan for Newport Village Section 5 to allow the conditional use for multi-family dwellings to be constructed on PR-6 zoned vacant parcels.

This request specifically is to transform the parcels from single family use to a two-family housing use with housing not to be less than 630 square feet per unit – a modification from the development plan which requires a minimum of 750 for a first-floor development. Notably this is a requirement by the current development plan we are petitioning to modify, not a size standard from 1156.02 of the Groveport Development standards, where there is no minimum tract size if all adjacent lands are platted and developed

A second modification is that basements will not be a part of this development due to feasibility issues with the soil. A soil report was completed and stated it was not feasible to lower the subgrade.

Additionally, a modification on the parking requirements will be necessary. Each side of the two-family residence have a single car garage and a driveway, allowing for two parked cars per unit and four parked cars per parcel. Currently the development plan calls for a one-car garage and a concrete slab to the side of the house to allow for two cars to be parked. With a two-family dwelling this modification would allow for the same number of cars to be parked per parcel, and with the driveway each side of the duplex would have the capacity to park two cars.

A final modification will be to permit less than 50 yards of side yard in between the residences. There will be side yard on both sides of the parcel. Additionally, the houses around the cul-de-sac are angled so as the sides of the houses will not line up parallel to the neighbor. Finally, no side windows or windows directly facing a neighboring property (in this project or preexisting) are contemplated as part of the development proposal and trees are to be added between the residences. See attached drawings for greater detail.

We at Top Gun Investments LLC believe all these proposed modifications are within the current characteristics and spirit of the development plan. Additionally, Section 5 of Newport Village is so remotely located compared to the other Sections of this plan that no adverse effects to the Newport Village plan as a whole are anticipated by deviation from the original development plan.

There is also no anticipated additional strain or exhaustion of the community resources and public services such as schooling or police/fire as this will only result in a marginal increase, if any, in the expected residential population on these parcels.

Greater detail on these proposed development plan modifications is included with this application below, as well as a memorandum of support. Should you have any questions, or if any supplemental documentation is required, please let us know.

Respectfully Submitted,

*/s/ Michael D. Bull, Esq.*
Michael D. Bull (0100968)
Lardiere McNair & Stonebrook, Ltd., LPA
3740 Ridge Mill Drive
Hilliard, OH 43026
T: 614-534-1355
F: 614-319-3746
michael@lmcounsel.com

**1135.01(b)(2) – Vegetation**

Current vegetation is to be uninterrupted. No trees are anticipated to be removed. Additional vegetation in terms of replacement grass and additional trees will be included as part of the development. No deforestation or upsetting of the current vegetation will be apart of this process


Currently, as viewed from above, there are very few trees or additional vegetation on the lots whereby after the development:


More Trees will be added than currently exist, increasing the vegetation on these parcels.

**1135.01(b)(3) – Soil**

A full soil report has been completed. For the purposes of this development, a modification is without a basement.

From the soil report completed by DHDC Engineering Consulting Services, Inc.:

> The proposed construction site is covered by a thin to moderate layer of medium stiff to stiff silty clay soil having moisture content mostly in twenties, followed by thin to moderate layer of very soft to soft and compressible cohesive soil or loose cohesionless soil. It is DHDC's opinion that lowering the subgrade by undercutting will expose the soft and compressible cohesive soil or loose cohesionless subgrade soil.
>
> These weak and compressible subgrade soil will not be suitable to support the building foundation. It is DHDC's recommendation that the finish floor elevation of the proposed building structure should also be not raised by more than two (2) to three (3) feet of new fill above the exposed surface, thus keeping the new surcharge load to a minimum on the below grade weak and compressible subgrade soil.

Therefore, this modification would include no basement. It is the understanding based on this report that housing can be supported without a basement by not lowering the subgrade.

DHDC
Engineering Consulting Services, Inc.

2390 Advanced Business Center Drive
Columbus, Ohio 43228
o: 614-527-7656
www.dhdcinc.com

August 29, 2023

Mr. Chaz Fullenkamp
Stoic Properties
Columbus, Ohio

**RE: Geotechnical Investigation Report**
Newport Village, Section 5
Lots 187 through 193
Groveport, Ohio
DHDC Project Number: PC23-0801

Dear Mr. Fullenkamp:

In compliance with your request, DHDC Engineering Consulting Services, Inc. (DHDC) has completed a subsurface exploration and geotechnical evaluation for the above referenced project. We appreciate the opportunity to be of service to you on this project. If you have any questions regarding our report or if we may be of further service, please contact us at your earliest convenience.

Respectfully submitted,

**DHDC Engineering Consulting Services, Inc.**


Mohammed O. Haque, P.E.
Geotechnical Engineer

Savvas P. Sophocleous
Project Manager

Attachment

# BORING NUMBER TH-1



DHDC
Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** _____ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
▽ **AT TIME OF DRILLING** 5.00 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
▼ **AT END OF DRILLING** 4.00 ft
**NOTES** _____
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (8") | | | | | | | | | | | |
| | | Medium Stiff, Dark Blackish Brown, **SILTY CLAY** (CL), some sand, trace gravel, Moist | | SS 1 | 56 | 1-2-4 (6) | 2.5 | | 26 | 36 | 22 | 14 | 73 |
| | | Medium Stiff, Mottled Brown and Gray, **SILTY SANDY CLAY** (CL), trace gravel [Glacial Till], Moist | | SS 2 | 17 | 5-3-3 (6) | 1.5 | | 23 | 35 | 19 | 16 | 57 |
| | | ▼ Very Loose to Loose, Brown and Gray, **SILTY SAND** (SM), little gravel, Wet | | SS 3 | 44 | 0-0-0 (0) | | | | | | | |
| 5 | | ▽ | | SS 4 | 67 | 8-1-3 (4) | | | | | | | 21 |
| | | Medium Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 5 | 100 | 8-12-15 (27) | | | | | | | |
| | | | | SS 6 | 56 | 10-11-15 (26) | | | | | | | |
| 10 | | Very Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 7 | 100 | 7-10-11 (21) | 4.5+ | | 11 | | | | |
| | | | | SS 8 | 100 | 8-10-12 (22) | 4.5+ | | 11 | | | | 57 |
| | | | | SS 9 | 100 | 5-7-9 (16) | 2.0 | | 10 | | | | |
| | | Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 10 | 83 | 3-6-9 (15) | 2.0 | | 11 | | | | |
| 15 | | | | SS 11 | 67 | 4-6-8 (14) | 2.0 | | 12 | | | | |
| | | Medium Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 12 | 89 | 3-15-6 (21) | | | | | | | |
| | | Dense, Brown and Gray, fine to coarse **SILTY SAND** (SM), some gravel, Wet | | SS 13 | 100 | 10-15-18 (33) | | | | | | | |
| 20 | | ---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 14 | 100 | 16-18-22 (40) | | | | | | | |
| | | | | SS 15 | 100 | 50/3" | | | | | | | |
| | | Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 16 | 50 | 10-13-18 (31) | | | | | | | |
| 25 | | | | SS 17 | 100 | 8-16-21 (37) | | | | | | | |

Boring discontinued at 25.5 feet depth
Boring caved at 21.2 feet

# BORING NUMBER TH-2



DHDC
Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** ___ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
**AT TIME OF DRILLING** 5.50 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
**AT END OF DRILLING** 4.00 ft
**NOTES**
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (14") | | SS 1 | 67 | 1-2-3 (5) | | | 25 | 38 | 23 | 15 | |
| | | Medium Stiff, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Moist | | SS 2 | 100 | 2-2-5 (7) | 2.0 | | 24 | | | | |
| | | Loose, Brown and Gray, fine to medium **SILTY SAND** (SM), little gravel, Wet | | SS 3 | 33 | 2-2-3 (5) | | | 21 | | | | |
| 5 | | | | SS 4 | 72 | 0-1-7 (8) | | | | | | | |
| | | Medium Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 5 | 86 | 4-4-50/2" | | | | | | | |
| | | | | SS 6 | 56 | 3-8-7 (15) | | | | | | | |
| 10 | | Very Stiff to Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 7 | 100 | 4-8-12 (20) | 3.0 | | 14 | | | | |
| | | | | SS 8 | 100 | 3-5-6 (11) | 2.25 | | 14 | | | | |
| | | | | SS 9 | 100 | 2-3-6 (9) | 1.75 | | 12 | | | | |
| 15 | | | | SS 10 | 100 | 2-3-6 (9) | 2.0 | | 15 | | | | |
| | | Medium Dense to Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 11 | 100 | 2-5-11 (16) | | | | | | | |
| | | | | SS 12 | 100 | 4-9-12 (21) | | | | | | | |
| | | ---Interbedded thin Gray, **SILTY SANDY CLAY** layers--- | | SS 13 | 67 | 29-24-24 (48) | | | | | | | |
| 20 | | ---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 14 | 100 | 14-15-16 (31) | | | | | | | |
| | | | | SS 15 | 72 | 18-19-24 (43) | | | | | | | |
| | | Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 16 | 44 | 16-18-21 (39) | | | | | | | |
| 25 | | | | SS 17 | 67 | 16-16-13 (29) | | | | | | | |

Boring discontinued at 25.5 feet depth
Boring caved at 20.7 feet

# BORING NUMBER TH-3



DHDC Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** _____ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
▽ **AT TIME OF DRILLING** 6.00 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
▼ **AT END OF DRILLING** 5.00 ft
**NOTES** _____
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (16") | | SS 1 | 100 | 2-2-3 (5) | | | 22 | | | | |
| | | Medium Stiff, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Moist | | SS 2 | 100 | 1-2-4 (6) | 2.0 | | 19 | | | | |
| | | Soft, Mottled Brown and Gray, **SILTY CLAY** (CL), little sand, trace gravel [Glacial Till], Very Moist | | SS 3 | 56 | 2-2-2 (4) | 1.0 | | 21 | 36 | 19 | 17 | |
| 5 | | ▼ Very Soft, Mottled Dark Brown and Gray, **SANDY CLAY** (CL), trace gravel [Glacial Till], Very Moist to Wet | | SS 4 | 33 | 0-0-2 (2) | 0.25 | | 25 | | | | |
| | | ▽ Stiff to Very Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 5 | 100 | 5-6-7 (13) | 4.0 | | 12 | | | | |
| | | | | SS 6 | 100 | 4-8-8 (16) | 2.5 | | 14 | | | | |
| 10 | | Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet<br>---Interbedded thin **SILTY SAND** and **GRAVEL** layers---<br>---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 7 | 100 | 6-12-23 (35) | 2.0 | | | | | | |
| | | | | SS 8 | 100 | 4-14-18 (32) | 2.5 | | | | | | |
| | | | | SS 9 | 100 | 14-20-20 (40) | 3.0 | | | | | | |
| 15 | | Very Stiff to Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet<br>---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 10 | 100 | 5-6-10 (16) | | | | | | | |
| | | | | SS 11 | 56 | 2-4-6 (10) | | | | | | | |
| | | | | SS 12 | 100 | 3-7-7 (14) | | | | | | | |
| | | Medium Dense to Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 13 | 100 | 5-8-8 (16) | | | | | | | |
| 20 | | ---Interbedded thin Gray, **SILTY SANDY CLAY** layers--- | | SS 14 | 100 | 16-12-14 (26) | | | | | | | |
| | | | | SS 15 | 0 | 27-18-20 (38) | | | | | | | |
| | | | | SS 16 | 67 | 16-17-12 (29) | | | | | | | |
| 25 | | Very Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 17 | 56 | 7-11-14 (25) | | | | | | | |

Boring discontinued at 25.5 feet depth
Boring caved at 21.2 feet

# BORING NUMBER TH-4



DHDC
Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** _____ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
▽ **AT TIME OF DRILLING** 15.50 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
▼ **AT END OF DRILLING** 9.30 ft
**NOTES** _____
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (18") with rock fragments | | SS 1 | 56 | 2-2-4 (6) | | | | | | | |
| | | Stiff, Dark Blackish Brown, **SILTY CLAY** (CL), trace sand, trace gravel, Moist | | SS 2 | 72 | 2-5-7 (12) | 2.0 | | 22 | 36 | 19 | 17 | |
| | | Medium Stiff, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Moist | | SS 3 | 100 | 2-3-4 (7) | 2.0 | | 19 | | | | |
| 5 | | Medium Stiff, Dark Grayish Brown, **SILTY CLAY** (CL), little sand, little gravel [Glacial Till], Very Moist | | SS 4 | 100 | 1-2-4 (6) | | | 27 | | | | |
| | | Very Stiff to Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Moist<br><br>---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 5 | 100 | 3-7-9 (16) | 3.0 | | 13 | | | | |
| | | | | SS 6 | 100 | 4-7-9 (16) | | | | | | | |
| 10 | | | | SS 7 | 100 | 17-28-24 (52) | | | | | | | |
| | | | | SS 8 | 22 | 4-10-11 (21) | | | | | | | |
| | | | | SS 9 | 100 | 10-10-12 (22) | | | | | | | |
| | | | | SS 10 | 100 | 5-9-15 (24) | | | | | | | |
| 15 | | | | SS 11 | 100 | 13-15-12 (27) | | | | | | | |
| | | Very Dense to Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet<br><br>---Interbedded thin Gray, **SILTY SANDY CLAY** layers--- | | SS 12 | 72 | 10-15-21 (36) | | | | | | | |
| | | | | SS 13 | 100 | 18-23-30 (53) | | | | | | | |
| 20 | | | | SS 14 | 100 | 24-18-20 (38) | | | | | | | |
| | | | | SS 15 | 44 | 14-19-21 (40) | | | | | | | |
| | | | | SS 16 | 100 | 20-20-25 (45) | | | | | | | |
| 25 | | Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 17 | 100 | 24-24-20 (44) | | | | | | | |

Boring discontinued at 25.5 feet depth
Boring caved at 23.1 feet

# BORING NUMBER TH-5



DHDC Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** _____ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
▽ **AT TIME OF DRILLING** 18.00 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
▼ **AT END OF DRILLING** 5.70 ft
**NOTES** _____
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (14") | | SS 1 | 67 | 1-1-3 (4) | | | 21 | | | | |
| | | Medium Stiff, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Moist | | SS 2 | 100 | 2-3-5 (8) | 2.0 | | 20 | | | | |
| | | Soft, Mottled Brown and Gray, **SILTY CLAY** (CL), little sand, little gravel [Glacial Till], Very Moist | | SS 3 | 56 | 1-2-1 (3) | 0.5 | | 21 | | | | |
| 5 | | Medium Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet ▼ | | SS 4 | 56 | 2-7-5 (12) | | | | | | | |
| | | Stiff to Very Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 5 | 100 | 6-8-11 (19) | 4.5+ | | 11 | | | | |
| | | | | SS 6 | 56 | 8-9-9 (18) | | | | | | | |
| 10 | | | | SS 7 | 100 | 5-6-7 (13) | | | | | | | |
| | | | | SS 8 | 100 | 8-7-7 (14) | | | | | | | |
| | | | | SS 9 | 67 | 4-8-8 (16) | | | | | | | |
| 15 | | | | SS 10 | 100 | 5-6-5 (11) | | | | | | | |
| | | | | SS 11 | 72 | 5-7-11 (18) | | | | | | | |
| | | ▽ | | SS 12 | 100 | 15-17-12 (29) | | | | | | | |
| | | Medium Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 13 | 100 | 5-7-7 (14) | | | | | | | |
| 20 | | | | SS 14 | 67 | 5-9-11 (20) | | | | | | | |
| | | | | SS 15 | 56 | 10-10-15 (25) | | | | | | | |
| | | | | SS 16 | 67 | 11-13-17 (30) | | | | | | | |
| 25 | | Very Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 17 | 61 | 10-10-15 (25) | | | | | | | |
| | | Boring discontinued at 25.5 feet depth<br>Boring caved at 20.2 feet | | | | | | | | | | | |

# BORING NUMBER TH-6



DHDC
Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** _____ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
▽ **AT TIME OF DRILLING** 7.50 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
▼ **AT END OF DRILLING** 6.00 ft
**NOTES** _____
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (14") | | SS 1 | 100 | 1-1-3 (4) | | | 17 | 35 | 21 | 14 | |
| | | Medium Stiff, Dark Blackish Brown, **SILTY CLAY** (CL), trace sand, trace gravel, Moist | | SS 2 | 83 | 1-3-6 (9) | 1.75 | | 24 | | | | |
| | | Medium Stiff, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Moist | | SS 3 | 28 | 2-2-3 (5) | 1.5 | | 22 | | | | |
| 5 | | Soft, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Very Moist | | SS 4 | 44 | 1-1-2 (3) | 0.5 | | 30 | | | | |
| | | Dense to Medium Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 5 | 100 | 6-16-16 (32) | | | | | | | |
| | | Very Stiff to Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 6 | 100 | 12-20-10 (30) | | | 14 | | | | |
| 10 | | ---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 7 | 100 | 4-8-12 (20) | | | 10 | | | | |
| | | | | SS 8 | 61 | 12-17-19 (36) | | | | | | | |
| | | | | SS 9 | 100 | 12-17-24 (41) | | | | | | | |
| 15 | | | | SS 10 | 100 | 20-25-25 (50) | | | | | | | |
| | | | | SS 11 | 72 | 12-15-21 (36) | | | | | | | |
| | | | | SS 12 | 88 | 9-50/2" | | | | | | | |
| | | | | SS 13 | 50 | 50/2" | | | | | | | |
| 20 | | Dense to Very Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 14 | 56 | 12-25-40 (65) | | | | | | | |
| | | ---Interbedded thin Gray, **SILTY SANDY CLAY** layers--- | | SS 15 | 44 | 20-20-25 (45) | | | | | | | |
| | | | | SS 16 | 27 | 23-38-50/3" | | | | | | | |
| 25 | | Hard, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Wet | | SS 17 | 56 | 21-32-45 (77) | | | | | | | |

Boring discontinued at 25.5 feet depth
Boring caved at 20.7 feet

# BORING NUMBER TH-7



DHDC
Engineering Consulting Services, Inc.

**CLIENT** Stoic Properties
**PROJECT NAME** Newport Village - Section 5
**PROJECT NUMBER** PC23-0801
**PROJECT LOCATION** Groveport, Ohio
**DATE STARTED** 8/9/23 **COMPLETED** 8/9/23
**GROUND ELEVATION** _____ **HOLE SIZE** inches
**DRILLING CONTRACTOR** DHDC
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
▽ **AT TIME OF DRILLING** 18.00 ft
**LOGGED BY** Brian **CHECKED BY** M.O.H.
▼ **AT END OF DRILLING** 9.60 ft
**NOTES** _____
**AFTER DRILLING** ---

| DEPTH (ft) | GRAPHIC LOG | MATERIAL DESCRIPTION | ELEVATION (ft) | SAMPLE TYPE NUMBER | RECOVERY % (RQD) | BLOW COUNTS (N VALUE) | POCKET PEN. (tsf) | DRY UNIT WT. (pcf) | MOISTURE CONTENT (%) | ATTERBERG LIMITS: LIQUID LIMIT | ATTERBERG LIMITS: PLASTIC LIMIT | ATTERBERG LIMITS: PLASTICITY INDEX | FINES CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | **TOPSOIL** (14") | | SS 1 | 44 | 1-2-3 (5) | | | 8 | | | | |
| | | Fill: Brown, **SILTY CLAY**, little sand, little gravel, Moist | | SS 2 | 67 | 10-15-15 (30) | | | 8 | | | | |
| | | ---Rock fragments in sample--- | | | | | | | | | | | |
| | | Fill: Dark Brown, **SILTY SAND**, little gravel, Moist | | SS 3 | 100 | 5-5-6 (11) | 2.5 | | 23 | | | | |
| | | Fill: Mottled Brown and Gray, **SILTY CLAY**, trace to little sand, trace gravel, Moist | | | | | | | | | | | |
| 5 | | Stiff, Dark Blackish Brown, **SILTY CLAY** (CL), trace sand, trace gravel, Moist | | SS 4 | 78 | 3-7-8 (15) | 2.5 | | 24 | | | | |
| | | Stiff, Mottled Brown and Gray, **SILTY CLAY** (CL), trace to little sand, trace gravel [Glacial Till], Moist | | SS 5 | 100 | 4-4-5 (9) | 2.0 | | | | | | |
| | | Stiff, Gray, **SILTY SANDY CLAY** (CL), little gravel [Glacial Till], Moist to Wet | | SS 6 | 100 | 5-6-5 (11) | 3.0 | | | | | | |
| 10 | | ▼ ---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 7 | 67 | 3-4-10 (14) | | | | | | | |
| | | | | SS 8 | 33 | 4-6-9 (15) | | | | | | | |
| | | | | SS 9 | 78 | 4-4-8 (12) | | | | | | | |
| 15 | | | | SS 10 | 61 | 6-6-7 (13) | | | | | | | |
| | | | | SS 11 | 100 | 6-6-7 (13) | | | | | | | |
| | | ▽ | | SS 12 | 100 | 4-6-8 (14) | | | | | | | |
| | | | | SS 13 | 100 | 5-30-32 (62) | | | | | | | |
| 20 | | Dense, Brown and Gray, fine to coarse **SAND** (SP), some gravel, trace silt, Wet | | SS 14 | 67 | 12-17-20 (37) | | | | | | | |
| | | ---Coarse GRAVEL/COBBLE within the soil matrix--- | | SS 15 | 56 | 15-20-26 (46) | | | | | | | |
| | | | | SS 16 | 61 | 10-12-21 (33) | | | | | | | |
| 25 | | | | SS 17 | 83 | 13-17-20 (37) | | | | | | | |

Boring discontinued at 25.5 feet depth
Boring caved at 20.8 feet

**1135.01(b)(4) – Selected Use**

The current parcels are all zoned the same for all six parcels. These are PR-6, Planned low density residential districts as part of the Newport Village Section 5. It is important to note that this is an undeveloped section of the Newport Village plan and that this section (Section 5) is far removed from all additional sections in the Newport Village plan.

Via the 1156.02 Development standards, PR-6 there is no minimum tract size if all adjacent lands are platted and developed. Further yet, two family dwellings are accounted for in this act (see min. yard space requirements). So, it is not as if duplex/two-family dwellings aren't considered as part of this PR-6 development, we are just applying to allow the Newport 5 Section to include said two-family dwellings.

The development plan, however, requires first floors with a minimum of 750 sq.ft. This modification would be to permit structures that include first floors that are not less than 630 sq.ft.

PR-6, is regulated in the land use matrix under 1153.03 as conditional for two-family dwelling and townhouse structures. "Such uses may only be allowed in a zoning district when such conditional use, its location, extent, and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed for the zoning district in addition to the development standards for the zoning district.". *See 1153.03.*

Here, the land is undeveloped so there is no character to be substantially altered. Further yet, as a residential lot, there will be no undue interference with adjacent lots. These two-family dwellings should be in total similarly sized to similar houses down Crow Ave. These residential areas will have no change in their use or ability to continue to maintain a single-family dwelling. Further yet, both of the adjacent parcels with residential housing currently built are currently not owner occupied, with the owners living out of Groveport and in one instance out of State.

Finally, with this area (Section 5) being far removed from the additional Newport Village sections, the variation from the Newport Village sections should not be considered a change to adjacent parcels, nor should it be considered a adverse change to the other Newport Village sections currently developed.

Therefore, there is no substantial alteration of the character or interference with adjacent lots by allowing this conditional use to be granted for the six-parcels on Crow Ave and as such, in accordance with 1153.03, the City of Groveport should grant this modification to allow the conditional use.

**1135.01(b)(5) – Proposed Size, Location, and Use**

See site plan for full details. Each plat will be designed with a beautiful two-family housing with separate entrances and garages as well as yard space for occupier use. No public access parks or maintenance facilities will be included in this development.

See proposed architectural designs for full square footage breakdown and Birdseye view layout of the proposed development.

**1135.01(b)(7) – Proposed Traffic Pattern**

As this modification only affects the cul-de-sac which Crow Ave., dead ends into there is no traffic pattern to create. A minor increase to the traffic on this end of Crow Ave will be expected

**1135.01(b)(8) – The proposed schedule of site development, construction of structures, and associated facilities, including sketches and other materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other features.**

See sketches attached for guidance on features and design principals. We will work the City of Groveport in order to develop a construction plan that provides a time to get these homes built as soon as possible while continuing to be respectful of our neighbors and good stewards of the land.

**1135.01(b)(9) – The relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, services, and other public improvements**

This proposed modification will not create unnecessary or unsustainable strain on these public services. The plan for each of these duplexes would be to have two bedrooms per unit. A single-family house built in conjunction with the current development plans could conceivably have 3 or 4 bedrooms without any additional modifications.

Without increasing the population density, we do not anticipate any additional strain on the public services and utilities. The utilities are planned out with existing infrastructure plan. The schools will not see dramatic increases in enrollment versus that which they would in the current development plan. Any police involvement in the area would additionally be expected to be the same as if these lots were developed under the current development plan.

**1135.01(b)(10) – Control over land – Deed + Utility map**

Deed from Sherriff's sale is included here in. Utility map is provided.

# DO NOT DETACH

**Instrument Number: 202306140058725**
**Recorded Date: 06/14/2023 2:21:03 PM**

Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

**Return To (No Disposition):**
N/D

No Disposition

**Transaction Number:** T20230039773
**Document Type:** SHERIFFS DEED
**Document Page Count:** 3

**Submitted By (Walk-In):**
FRANKLIN COUNTY SHERIFF

Walk-In

| | |
|---|---|
| **First Grantor:** JOHN C LIND , JR | **First Grantee:** TOP GUN INVESTMENTS LLC |

| **Fees:** | |
|---|---|
| Document Recording Fee: | $34.00 |
| Additional Pages Fee: | $8.00 |
| **Total Fees:** | $42.00 |
| **Amount Paid:** | $42.00 |
| **Amount Due:** | $0.00 |

**Instrument Number:** 202306140058725
**Recorded Date:** 06/14/2023 2:21:03 PM

**OFFICIAL RECORDING COVER PAGE**

# DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

JUN 14 2023

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

9000544 0

CONVEYANCE TAX
EXEMPT
E
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

**SHERIFF'S DEED ON ORDER OF SALE**
(Tax Foreclosure)

I, **Dallas L. Baldwin**, Sheriff of Franklin County, Ohio pursuant to the Order of Sale entered on October 13, 2022 in which Franklin County Treasurer Cheryl Brooks Sullivan, duly elected, recovered of John C. Lind Jr., et al. the judgment granted on July 02, 2018 in the amount of $45,098.93, together with the costs of said action, and in consideration of the sum of $77,352.56, Top Gun Investments, LLC, on March 24, 2023 having bid for the premises, and there being no other bid offered for the same, the said premises were then and there struck off to Top Gun Investments, LLC, the purchaser, and upon confirmation of Sale, do hereby **GRANT, SELL AND CONVEY** unto Top Gun Investments, LLC all rights, title and interest of the parties in the Court of Common Pleas, Franklin County, Ohio, Case No. 17CV011393, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Franklin and State of Ohio, known and described as follows, to wit:

**(SEE ATTACHED EXHIBIT A)**

This deed does not reflect any restriction, conditions or easements of record.

Prior Owner: John C. Lind Jr.
Property Address(s): 6 Vacant Lots at the end of Crow Avenue, Groveport, OH 43125
Parcel Number(s): 185-002873-00, 185-002871-00, 185-002872-00, 185-002874-00, 185-002875-00, 185-002876-00
Prior Instrument No.: Instrument Number 200403220061852.
Tax Mailing Address: 316 Derrer Road, Columbus, OH 43204

Executed this 7th day of JUNE, 2023.

Dallas L. Baldwin
Sheriff of Franklin County, Ohio

STATE OF **OHIO**,

**SS:**

COUNTY OF **FRANKLIN**

*The foregoing was acknowledged before me this 7th day of JUNE, 2023 by Dallas L. Baldwin, Sheriff of Franklin County, Ohio*

Lonessa A. Mills
Notary Public, State of Ohio
My Commission Expires 11-02-24
Section 147.03 R.C.

**Notary Public**

State of Ohio
My Commission Expires NOV 2, 2024

This instrument was prepared by:
William J. Stehle (0077613)
Assistant Prosecuting Attorney

## EXHIBIT A

Situated in the State of Ohio, County of Franklin, and in the Village of Groveport:

Being Lot Numbers 187, 188, 189, 190, 191 and 192 of Newport Village, Section 5, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 109, Pages 19 and 20, Recorder's Office, Franklin County, Ohio.

Parcel Numbers: 185-002871-00, 185-002872-00, 185-002873-00, 185-002874-00, 185-02875-00, 185-002876-00
Addresses: 6 lots Crow Avenue, Groveport, Ohio 43125
Source Deed: Instrument Number 200403220061852, Recorder's Office, Franklin County, Ohio.

**1135.01(b)(11) – Economic Feasibility**

N/A

**1135.01(b)(12) – Landscape planning**

**1135.01(b)(13) – Proposed signage**

No signage is contemplated as part of this development plan.

**1135.01(b)(14) – Proposed Fencing**

No fencing is contemplated as part of this development plan.

Lardiere McNair
& Stonebrook, Ltd.
A Legal Professional Association

Members

Christopher L. Lardiere, Esq.
Darren A. McNair, Esq.
Chad M. Stonebrook, Esq.

Associates

Santina M. Graceffa, Esq.
Taylor L. Agler, Esq.
Michael D. Bull, Esq.

Of Counsel

Charles H. McClenaghan, Esq.*
Thomas W. Trimble, Esq.
Anthony Delligatti, Jr., Esq.

*Also Admitted in Florida

**MEMORANDUM OF SUPPORT**

Building & Zoning Department
655 Blacklick Street
Groveport, OH 43125

**RE: Development Plan Modification for 6 Vacant Lots on Crow Ave**

To Whom it May Concern:

My name is Michael Bull, and I am writing to you on behalf of my client Top Gun Investments, LLC as we are attempting to modify the current development plan to permit multi-family dwellings to be constructed on the vacant land off Crow Ave., in Groveport. This plan would affect parcels numbered **185-002871-00;185-002872-00; 185-002873-00; 185-002874-00; 185-002875-00; 185-002876-00.**

The primary modification here is to amend the development plan which currently calls for single family residential houses to allow for multi-family dwellings. Specifically, we are asking for the modification to allow for two-family homes to be built. What we hope to demonstrate is that this should neither greatly affect the density of the area versus the current development plan, nor should it create additional strain on the community services.

**Why Groveport?**

Top Gun Investments LLC is excited about the opportunity to develop this currently undeveloped portion of Groveport. This is a community that cares about its families. This is a community with a strong school system. This is a community that supports its civil servants. When the opportunity came at Sherrif's sale to purchase these lots, the decision to purchase was easy.

This is a strong community, but this area off Crow Ave is not developed. Our plan is to improve the land. Our plan is to make this area match the standards that the rest of this City has already set in terms of quality housing and quality residents.

**What are the Modifications?**

As detailed in our submission, this request specifically is to transform the parcels from single family use to a two-family housing use with housing not to be less than 630 square feet per unit. Indeed, this is a deviation from the existing development plan which requires a minimum of 750 for a first-floor development. Notably this is a requirement by the current development plan we are petitioning to modify, not a size standard from 1156.02 of the Groveport Development standards, where there is no minimum tract size if all adjacent lands are platted and developed

A second modification is that basements will not be a part of this development due to feasibility issues with the soil. A soil report was completed and stated it was not feasible to lower the subgrade.

Additionally, a modification on the parking requirements will be necessary. Each side of the two-family residence has a single car garage and a driveway, allowing for two parked cars per unit and four parked cars per parcel. Currently the development plan calls for a one-car garage and a concrete slab to the side of the house to allow for two cars to be parked. With a two-family dwelling this modification would allow for the same number of cars to be parked per parcel, and with the driveway each side of the duplex would have the capacity to park two cars.

A final modification will be to permit less than 50 yards of side yard in between the residences. There will be side yard on both sides of the parcel. Additionally, the houses around the cul-de-sac are angled so that the sides of the houses will not line up parallel to the neighbor. Finally, no side windows or windows directly facing a neighboring property (in this project or preexisting) are contemplated as part of the development proposal and trees are to be added between the residences.

The key with all of these modifications is that they can be permitted and not dramatically or drastically changes the current characteristics of the neighborhood or the other sections of the Newport Development. Again, Section 5 is so far removed from the other sections of the Newport Development Plan that none of these proposed modifications should adversely effect the whole.

**This Modification will not be a Strain Public Services**

Schools, utilities, police. Three things that Groveport does exceptionally well. This proposed modification will not create unnecessary or unsustainable strain on these public services. The plan for each of these duplexes would be to have two bedrooms per unit. A single-family house built in conjunction with the current development plans could conceivably have 3 or 4 bedrooms without any additional modifications.

Simply put, this modification request would not substantially increase the population density for the area compared to the current development plan. What this modification would allow, in reality, is for more young families and professionals to move into the Groveport area and find well-built, competitively priced housing in Groveport. All this modification does in actuality is add a second front door and a dividing interior wall to allow two separate renters to find a place to live.

Without increasing the population density, we do not anticipate any additional strain on the public services and utilities. The utilities are planned out with existing infrastructure plan. The schools will not see dramatic increases in enrollment versus that which they would in the current development plan. Any police involvement in the area would additionally be expected to be the same as if these lots were developed under the current development plan.

**This Area is Undeveloped/Underdeveloped**

As strong a community as Groveport is, there are a few areas that need a facelift. Our plan would provide beautiful houses to an area that has been a vacant lot for several years. This would only serve to increase the value and standard of the neighborhood. Currently, these are merely vacant lots. They have been for the history of this neighborhood. Inserting six new houses would bring life to an area of Groveport that desperately needs it.

This is projected Top Gun Investments is committed to. The plan is not to build and immediately sell the houses, nor is the plan to pawn these new developments off to out of state investors. Top Gun Investments is a locally, central Ohio, owned company. Its owner lives in Central Ohio and is committed to developing these areas outside of Columbus with real houses that work for real families.

**Conclusion**

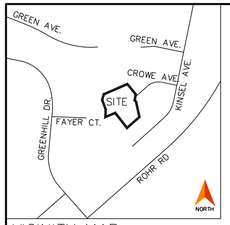
This isn't an ask for high density housing. This isn't a plea for luxury apartments that seem to be going up on every street corner in Columbus. Our plan is to build nice houses on these currently vacant lots and split them into duplexes to allow more couples, young professionals, and small families to find a home.

While we are respectful of the process for getting this modification, it really must be emphasized actual real-world effect of these proposed modifications on the neighborhood and existing community is negligible compared to what the current development plan would permit to be built without any such City approval.

Thank you for your consideration. We are eager to begin construction and await Groveport's decision on our application.

Respectfully Submitted,

***/s/ Michael D. Bull, Esq.***
Michael D. Bull (0100968)
Lardiere McNair & Stonebrook, Ltd., LPA
3740 Ridge Mill Drive
Hilliard, OH 43026
T: 614-534-1355
F: 614-319-3746
michael@lmcounsel.com




VICINITY MAP
NOT TO SCALE

# STOIC PROPERTIES

NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024

## SHEET INDEX



## GENERAL NOTES:

### STORM SEWER NOTES

1. PIPE SPECIFICATIONS FOR THE PLAN IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

REINFORCED CONCRETE PIPE ASTM C–76 (CMSC 706.02).
CONCRETE CLASSIFICATION SHALL BE IN CONFORMANCE WITH THE FOLLOWING UNLESS OTHERWISE REFERENCED BY THE PROFILES.

12" – 15" DIAMETER PIPE, CLASS IV
18" – 24" DIAMETER PIPE, CLASS III
30" – 48" DIAMETER PIPE, CLASS II

2. ALL MANHOLES AND INLETS SHALL BE CHANNELED.

3. OPENINGS SHALL BE PROVIDED IN THE DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS AS DETAILED BY THE PLAN SPECIFICATIONS.

4. ALL BEDDING SHALL BE IN ACCORDANCE WITH COC STANDARD DRAWINGS AA–S151 AND AA–S152 FOR RIGID PIPE SEWER.

5. ANY SETTLEMENT OF STORM SEWER TRENCHES WHICH OCCURS DURING THE GUARANTEE PERIOD SHALL BE REPAIRED AT NO COST TO THE CITY.

### SANITARY SEWER NOTES

1. FOR PIPE UP TO AND INCLUDING 15"DIAMETER – EXTRA STRENGTH CLAY PIPE, ASTM C–700, WITH COMPRESSION JOINTS ASTM C–425, OR PVC SEWER PIPE, ASTM D3034, SDR 35 FOR PIPE LARGER THAN 15"DIAMETER – REINFORCED CONCRETE PIPE ASTM C–76 WITH JOINT SPECIFICATIONS PER ASTM C–443 SHALL BE REQUIRED.

2. ALL SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM SLOPE OF 2.08% (1/4 INCH PER FOOT).

3. SANITARY SEWER WYE–BRANCHES SHALL BE INSTALLED DURING THE CONSTRUCTION OF THE COLLECTOR SEWERS. IF THE SEWER IS LOCATED WITHIN THE STREET RIGHT–OF–WAY, SERVICE EXTENSIONS SHALL BE MADE TO WITHIN ONE (1) FOOT OF THE RIGHT–OF–WAY.

4. ALL EXISTING INVERTS ALONG WITH THE PROPOSED TOP OF CASTING ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF THE SEWER.

5. ALL SANITARY SEWER MANHOLE COVERS SHALL CONFORM TO THE CURRENT CITY OF GROVEPORT STANDARD DRAWINGS.

6. ALL NEW SANITARY SEWER MANHOLES INSTALLED IN THE CITY OF GROVEPORT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD DRAWINGS.

7. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES. THE SEWER PIPE TO MANHOLE CONNECTION ON ALL SANITARY SEWERS SHALL BE FLEXIBLE AND ATERTIGHT. THE SEWER PIPE BARREL AT THE SPRING LINE SHALL NOT EXTEND MORE THAN 1– INCH BEYOND THE INSIDE WALL OF THE MANHOLE. TO MAINTAIN THE FLEXIBILITY IN THE CONNECTION, A 1–INCH SPACE SHALL BE LEFT BETWEEN THE END OF THE PIPE INSIDE THE MANHOLE AND THE CONCRETE CHANNEL; THIS SPACE SHALL BE FILLED WITH WATERPROOF FLEXIBLE JOINT FILLER. ANY METAL THAT IS USED SHALL BE 300 SERIES STAINLESS STEEL. THE CONNECTION MAY BE MADE BY THE FOLLOWING TYPES:

RUBBER SLEEVE WITH STAINLESS STEEL BANDING:

1. KOR–N–SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
2. LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERPACE CORPORATION.
3. OR EQUAL.

RUBBER GASKET COMPRESSION:

1. PRESS WEDGE II AS MANUFACTURED BY PRESS–SEAL GASKET CORPORATION
2. DURA SEAL III AS MANUFACTURED BY DURA TECH INC.
3. LINK–SEAL AS MANUFACTURED BY THUNDERLINE CORP.
4. OR EQUAL.

8. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE AND STORM OR SANITARY SEWER STRUCTURES SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE AND STORM OR SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEET THEIR SPECIFICATIONS. PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.

9. THE CONTRACTOR SHALL ENSURE THAT THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR USE BY, AND ASSIST, THE CITY INSPECTOR IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE INSPECTOR. THE INSPECTOR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO TIMES CONVENIENT TO THE CONTRACTOR.

### SANITARY SEWER NOTES (CONT'D)

THE CHECK WILL BE PERFORMED TO ENSURE THE FOLLOWING:

1. PROPER PLACEMENT OF EACH STRUCTURE.
2. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
3. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN.
4. GRADE, AT ANY OTHER TIME THE INSPECTOR HAS REASON TO QUESTION THE GRADE OF INSTALLATION.

GRADE CHECK PERFORMED BY THE CITY INSPECTOR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY OF ENSURING CONSTRUCTION TO THE PLAN GRADE.

10. BUILDING SEWERS SHALL NOT BE CONSTRUCTED CLOSER THAN THREE FEET TO ANY EXTERIOR WALL, CELLAR, BASEMENT OR CISTERN NOR SHALL THEY HAVE LESS THAN TWO FEET OF EARTH OR STONE COVER.

11. IN THE EVENT THE TRENCH IS EXCAVATED BELOW THE REQUIRED GRADE OF THE PIPE, THE EXCESS SPACE SHALL BE FILLED WITH STONE AS SPECIFIED BY THE SEWER INSPECTOR. THE WIDTH OF THE TRENCH AT THE TOP OF PIPE SHALL NOT EXCEED TWO FEET PLUS THE OUTSIDE DIAMETER OF THE PIPE NOR SHALL THE WIDTH BE LESS THAN ONE FOOT PLUS THE OUTSIDE DIAMETER OF THE PIPE.

12. WHEN UNSTABLE, SOFT OR SPONGY CONDITIONS ARE ENCOUNTERED AT THE TRENCH BOTTOM, SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH CLEAN, CRUSHED STONE SUFFICIENT TO STABILIZE THE TRENCH BOTTOM TO SUPPORT THE PIPE TO A TRUE LINE AND GRADE IN ACCORDANCE WITH CMSC 906.. SUCH WORK SHALL BE PERFORMED AS DIRECTED BY THE CITY ENGINEER.

13. TAMPING IN FINELY GRADED SOIL OR GRANULAR MATERIAL IN SIX INCH LAYERS SHALL BACKFILL THE BUILDING SEWER TO AN ELEVATION AT LEAST TWELVE INCHES OVER THE TOP OF PIPE. SOILS CONTAINING STONES LARGER THAN TWO INCHES SHALL NOT BE USED FOR ANY PORTION OF THE BACKFILL.

14. NO FIRM, PERSON OR CORPORATION SHALL DISCHARGE OR PERMIT THE DISCHARGE OF ANY DELETERIOUS WASTES INTO THE SEWAGE SYSTEM. SUCH WASTES ARE DEFINED AS OILS, ACIDS, CYANIDES, POISONS AND ANY OTHER SUBSTANCES, GAS OR LIQUID WHICH MAY IN ANY WAY DAMAGE OR INTERFERE WITH THE USE OR OPERATION OF THE SANITARY SEWERS OR SEWAGE TREATMENT PLANT AND MAY CREATE A HAZARD TO LIFE OR PROPERTY.

15. NO DOWNSPOUTS, SURFACE INLETS, FOUNDATION DRAINS, SUB–SURFACE DRAINS OR ANY OTHER SOURCE OF GROUND OR SURFACE WATER SHALL BE CONNECTED EITHER DIRECTLY OR INDIRECTLY TO DISCHARGE INTO ANY PART OF THE PUBLIC OR PRIVATE SANITARY SEWER SYSTEM. SAID DRAINS, INLETS AND DOWNSPOUTS SHALL BE CONSTRUCTED TO DRAIN OR TO BE PUMPED INTO THE STREET, GUTTER, DITCH OR THE STORM SEWER.

### WATER NOTES

1. THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS, 2018 EDITION AND ALL REVISIONS INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE PART OF THIS PLAN UNLESS OTHERWISE NOTED.

2. ALL WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER. ALL CITY OF COLUMBUS, DIVISION OF WATER STANDARD DRAWINGS SHALL APPLY TO THIS PROJECT UNLESS OTHERWISE NOTED.

3. ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, SHALL CONFORM TO THE REVISED ALLOWABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF/ANSI 61 STANDARD. THE DIVISION OF WATER'S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.

4. ONLY ONE CONNECTION TO AN EXISTING WATER MAIN IS PERMITTED BEFORE DISINFECTION OF A NEW WATER MAIN HAS BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THE MAIN HAS BEEN DISINFECTED.

5. WHEN PERFORMING WATER SERVICE LINE TRANSFERS, THE CONTRACTOR SHALL FLUSH THE WATER TAP PRIOR TO CONNECTING TO THE EXISTING SERVICE LINE.

6. WHEN CROSSING THE EXISTING WATER MAIN, AND LSMB (ITEM 636) IS BEING USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE NO. 57 CRUSHED CARBONATE STONE (CCS) ONE FOOT BELOW TO ONE FOOT ABOVE THE EXISTING WATER MAIN.

### WATER NOTES (CONT'D)

7. ALL WATER MAIN VALVE BOXES, WATER TAP BOXES, TEST STATIONS, PITOMETER TAP STRUCTURES, METER PIT COVERS, AND OTHER SURFACE UTILITY STRUCTURES WITHIN THE DISTURBED AREA SHALL BE ADJUSTED TO GRADE. ANY OF THESE STRUCTURES LOCATED WITHIN PAVEMENT, DRIVEWAYS, OR OTHER TRAVELED AREAS, WHETHER EXISTING OR PROPOSED, SHALL BE EQUIPPED WITH A TRAFFIC RATED, HEAVY DUTY VALVE BOX AND/OR COVER IN ACCORDANCE WITH THE STANDARD DRAWINGS. EXISTING WATER TAP BOXES TO REMAIN THAT ARE ENCOUNTERED WITHIN THE PROJECT LIMITS SHALL BE CLEANED OUT, CENTERED OVER THE CURB STOP, AND ADJUSTED TO THE PROPOSED GRADE.

8. WHERE NEW CONDUIT IS PROPOSED TO CROSS AN EXISTING OR PROPOSED WATER MAIN OR WATER TAP/SERVICE LINE, A MINIMUM OF 12–INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE CONDUIT AND THE WATER MAIN OR TAP/SERVICE LINE. A MINIMUM OF 3–FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) IS REQUIRED AT LOCATIONS WHERE THE CONDUIT IS PARALLEL TO THE WATER MAIN AND AT LOCATIONS OF WATER MAIN THRUST BLOCKS.

9. A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) SHALL BE MAINTAINED BETWEEN ALL EXISTING WATER MAINS AND FOUNDATIONS FOR POLES, PULL BOXES, PUSH BUTTON PEDESTALS, AND ANY OTHER MISCELLANEOUS ELECTRICAL STRUCTURE.

10. A MINIMUM OF 4 FEET OF COVER IS REQUIRED PRIOR TO PRESSURE TESTING ANY WATER MAIN. A SUFFICIENT AMOUNT OF BACKFILL SHALL BE INSTALLED TO PROVIDE THE ADEQUATE RESTRAINT IN AREAS WHERE REQUIRED.

11. THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT NO WATER CUSTOMER WILL HAVE THEIR SERVICE DISRUPTED MORE THAN TWO (2) TIMES THROUGHOUT THE DURATION OF THIS PROJECT.

12. ALL WATER METERS ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER. ALL METER PITS MUST CONFORM TO STANDARD DRAWING L–7103 FOR 5/8" THROUGH 1" METERS OR L–6317 A, B, C, D, & E FOR 1–1/2" OR LARGER METERS.

13. ALL FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF GROVEPORT FIRE HYDRANT STANDARD DRAWINGS AND SHALL BE AWWA APPROVED.

14. ALL EXCAVATION, BACKFILL, BEDDING, FITTINGS CONCRETE BACKING, ETC. REQUIRED TO PERFORM THE WORK SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 801. WATERLINES SHALL BE LAID WITH 4 FEET OF COVER, MINIMUM. IN CASE OF CONFLICT BETWEEN THE WATERLINES AND SEWERS, EITHER EXISTING OR PROPOSED, THE WATERLINES SHALL BE LOWERED DURING CONSTRUCTION.

15. WATER MAINS AND EXISTING OR PROPOSED SEWERS SHALL BE SEPARATED BY 18" VERTICALLY AND A MINIMUM OF 10' HORIZONTALLY. THIS SEPARATION SHALL CONFORM TO ALL THE REQUIREMENTS OF THE "TEN STATE" STANDARDS.

16. THE NORMAL WORKING PRESSURE IN THE WATERLINES SHALL NOT BE LESS THAN 35 PSI. INDIVIDUAL BOOSTER PUMPS WILL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE.

17. THE PROPOSED WATERLINE SHALL BE LOCATED A MINIMUM DISTANCE OF TWENTY FEET AWAY FROM ANY STRUCTURE, OVERHANG OR FOOTER.

18. NO SERVICE LINES SHALL BE LESS THAN THREE–QUARTER INCH IN DIAMETER. IF NECESSARY TO PROVIDE ADEQUATE SUPPLY AND PRESSURES, LARGER SIZE LINES MAY BE REQUIRED BY THE BUILDING INSPECTOR.

19. NO WATER SERVICE LINE SHALL BE LAID IN THE SAME TRENCH WITH GAS, ELECTRICAL, SEWER OR SEWER SERVICE LINES.

20. SERVICES SHALL BE CONSTRUCTED AFTER THE STREET IS ROUGH GRADED AND PRIOR TO INSTALLATION OF THE PROPOSED PAVED SURFACES AND CURBS. THEY MAY BE LAID IN OPEN TRENCH PROVIDED THAT THE TRENCH IS FILLED WITH GRANULAR BACKFILL IN THE PROPOSED PAVING AREAS OR JACKED UNDER THE GROUND SURFACE FROM OPENINGS AT THE BACK OF THE PROPOSED CURB.

21. ALL VALVE BOXES, SERVICE BOXES AND FIRE HYDRANTS SHALL BE LOCATED WITHIN EASEMENT AREAS OR RIGHT–OF–WAY.

22. BACKFILLING OF ALL WATERLINE TRENCHES AND EXCAVATIONS SHALL BE IN ACCORDANCE WITH CMSC ITEM 801. ALL WATERLINE EXCAVATION SHALL BE CONSIDERED TO BE UNDER OR WITHIN THE INFLUENCE LINE OF THE PAVEMENT AND BACKFILLING SHALL FOLLOW THE REQUIREMENTS OF CMSC ITEM 801.11. NO GRITS WILL BE PERMITTED IN THE WATERLINE TRENCH BACKFILL.

23. CURB BOXES SHALL BE LOCATED ONE FOOT FROM THE EDGE OF THE SIDEWALK, BETWEEN THE SIDEWALK AND THE CURB, OR TWO FEET FROM THE RIGHT–OF–WAY LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. ALL CURB BOXES SHALL BE ADJUSTED TO FINISHED GROUND SURFACES. ALL CURB BOXES SHALL BE IN ACCORDANCE WITH THE CURRENT CITY STANDARD DRAWINGS. WHEN THE STREET IS CURBED, A "W" SHALL BE STAMPED IN THE FACE OF CURB OPPOSITE EACH CURB BOX BEFORE THE CONCRETE IS SET.

### WATER NOTES (CONT'D)

24. VALVES SHALL BE ADJUSTED TO FINAL GRADE AS DIRECTED BY THE CITY OF GROVEPORT AND/OR ENGINEER. THE CONTRACTOR SHALL INCLUDE THE COST OF VALVE BOX EXTENSIONS AND ADJUSTMENTS AS REQUIRED IN THE PRICE BID FOR VALVES. IF THE TOP OF THE VALVE OPERATING NUT IS MORE THAN 48" BELOW FINISH GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 36" OF THE FINISHED GRADE.

25. CONCRETE SUPPORTS SHALL BE PROVIDED AT ALL HORIZONTAL AND VERTICAL BENDS, TEES, PLUGS, VALVES, AND HYDRANTS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR PROVIDING CONCRETE BACKING TO THE EXTENT SUFFICIENT TO GUARANTEE THE OPERATION OF THE PIPE UNDER BOTH THE TEST AND DESIGN PRESSURES. REFERENCE THE CITY OF COLUMBUS DIVISION OF WATER STANDARD DRAWINGS L–6310, L–6311, L6312, AND L–7001 FOR CONCRETE BACKING REQUIREMENTS.

### VESTING DEED INFORMATION

LOTS 187–192 OF THE SUBDIVISION OF NEWPORT VILLAGE SECTION 5 AS RECORDED IN PB 109, PAGE 19 AND OF THE LANDS OF TOP GUN INVESTMENTS, LLC AS RECORDED IN INSTRUMENT # 202306140058725 OF THE FRANKLIN COUNTY DEED RECORDS, ON FILE IN COLUMBUS, OH

### PROPERTY DATA:

PARCEL LOCATION: NEWPORT VILLAGE SECTION 5
CROW AVENUE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO
P.B. 109, PAGE 19

ZONING: ZONING DISTRICT:
PR–6 (PLANNED LOW DENSITY RESIDENTIAL DISTRICT)
RESIDENTIAL ZONING:
R–4 (TWO–FAMILY DWELLING AND TOWNHOUSES)

FLOOD ZONE: ZONE "X" AREA OF MINIMAL FLOOD HAZARD
FEMA FIRM NUMBER 39049C0432K, EFF. DATE JUNE 17, 2008.
THIS FLOOD ZONE DETERMINATION IS MADE BY VISUAL INSPECTION OF THE CURRENT FIRM AND IS NOT AN ACTUAL FEMA ELEVATION CERTIFICATE.

STATE OF OHIO
BADRI M. JOSHI
E–69796
REGISTERED
PROFESSIONAL ENGINEER

### SURVEYOR


J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM


| | |
|---|---|
| COVER SHEET | |
| NEWPORT VILLAGE SECTION 5 | |
| CROW AVE<br>CITY OF GROVEPORT | SECTION 28, TOWNSHIP 11, RANGE 21<br>FRANKLIN COUNTY, OHIO |
| SCALE: 1" = 20' | DATE: 06/10/2024 REV 07/15/2024 |
| DESIGN: BMJ | JOB NO.: 24-0106 |
| DRAWN: BMJ | SHEET NO.: 1 OF 9 |
| CHECKED: JBA | BA LAND PROFESSIONALS |

# STOIC PROPERTIES
NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024

NORTH

20 0 20
GRAPHIC SCALE (IN FEET)

EX. SAN MH #5
TOP = 729.60
INV = 714.90 (NW)
INV = 714.95 (SE)

EX. 8" S.S. ~153' @ 0.22%

64.00'
N 49° 09' 13" E
83.46'
N 49° 09' 13" E
116.06'
N 49° 09' 13" E

LOT 192
NEWPORT VILLAGE
SECTION 5
PB 109, PG 19

LOT 191
NEWPORT VILLAGE
SECTION 5
PB 109, PG 19

LOT 190
NEWPORT VILLAGE
SECTION 5
PB 109, PG 19

LOT 189
NEWPORT VILLAGE
SECTION 5
PB 109, PG 19

LOT 188
NEWPORT VILLAGE
SECTION 5
PB 109, PG 19

LOT 187
NEWPORT VILLAGE
SECTION 5
PB 109, PG 19

S 40° 50' 48" E
141.39'
S 54° 51' 52" E
126.27'
S 40° 50' 48" E
170.00'

EX. SAN MH #4
TOP = 728.64
INV = 715.29 (NW)
INV = 715.39 (S)

CROW AVE. 50' R/W

EX. PAVEMENT
TO REMAIN

SAW CUT
EX. PAVEMENT

EX. PAVEMENT
TO BE REMOVED

18.40'
S 49° 09' 12" W

R=50.00', L=52.35'
T=28.86', Δ =059° 59' 26"
Chord=N 79° 08' 45" E, 49.99'

Ex. 8" S.S. ~65' @ 0.38%

EX. SAN MH #3
TOP = 728.94
INV = 715.64 (NE)
INV = 715.69 (SE)
PROP. INV = 715.75 (W)

R=50.00', L=60.32'
T=34.44', Δ =069° 07' 27"
Chord=S 69° 41' 12" W, 56.73'

R=50.00', L=41.14'
T=21.82', Δ =047° 08' 51"
Chord=S 11° 33' 03" W, 39.99'

R=50.00', L=41.15'
T=21.82', Δ =047° 09' 17"
Chord=S 35° 36' 02" E, 40.00'

R=50.00', L=15.87'
T=8.00', Δ =018° 11' 14"
Chord=N 58° 14' 25" E, 15.80'

R=50.00', L=46.68'
T=25.20', Δ =053° 29' 17"
Chord=S 85° 55' 19" E, 45.00'

52.84'
S 40° 50' 48" E
55.78'
S 49° 09' 12" W

Ex. 8" S.S. ~136'

129.98'
S 04° 02' 45" W

EX. SAN MH #2
TOP = 728.41

Ex. 8" S.S. ~222'

74.23'
S 49° 09' 12" W

54.16'
S 49° 09' 12" W

EX. SAN MH #1
TOP = 728.16
INV = 717.16 (NE)
INV = 717.26 (S)

Ex. 8" S.S. #1 N
N 14° 23' 53" W
23.32'
N 04° 04' 45" E

Ex. 8" S.S. ~255'

175.23'
N 77° 58' 45" E

50.15' ~ N 14° 23' 53" W

EX. SAN MH #7
TOP = 727.51
MH SEALED 2'
BELOW GRADE

EX. CB
TOP = 732.22
INV = 724.82 (NW)
INV = 724.82 (S)

48.39'
65.00'
N 04° 04' 45" E

EX. STORM MH
TOP = 732.91
INV = 725.11 (N)
INV = 723.61 (SE)
PROP. INV =723.70 (NE)

EX. STORM

144.12'
N 30° 49' 22" E

N 40° 20' 20" W
162.78'

N 85° 55' 15" W
113.70'

EX. 8" W.M.

24.14'
N 85° 55' 15" W

EX. 6" W.M.

N 40° 47' 15" W
99.74'

## EX. CONDITION & DEMO PLAN

### NEWPORT VILLAGE SECTION 5

| | |
|---|---|
| CROW AVE<br>CITY OF GROVEPORT | SECTION 28, TOWNSHIP 11, RANGE 21<br>FRANKLIN COUNTY, OHIO |
| SCALE: 1" = 20' | DATE: 06/10/2024 REV 07/15/2024 |
| DESIGN: BMJ | JOB NO.: 24-0106 |
| DRAWN: BMJ | SHEET NO.: 2 OF 9 |
| CHECKED: JBA | BA LAND PROFESSIONALS |

# STOIC PROPERTIES

NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024

NORTH

20 0 20

GRAPHIC SCALE (IN FEET)

CROW AVE. 50' R/W

LOT 189 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 190 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 191 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 192 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 187 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 188 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

PROPOSED 1829 SQFT DUPLEX FFE=731.0

PROPOSED 2066 SQFT DUPLEX FFE=732.0

PROPOSED 2066 SQFT DUPLEX FFE=731.0

PROPOSED 2066 SQFT DUPLEX FFE=730.0

PROPOSED 1829 SQFT DUPLEX FFE=730.0

STOOP

4' WALKWAY

DRIVEWAY

4' SIDEWALK

6" CURB

COMBINED CURB & GUTTER SEE STD DWG. GP-ST-11

R=50.00', L=41.14'
T=21.82', Δ =047° 08' 51"
Chord=S 11° 33' 03" W, 39.99'

R=50.00', L=60.32'
T=34.44', Δ =069° 07' 27"
Chord=S 69° 41' 12" W, 56.73'

R=50.00', L=52.35'
T=28.86', Δ =059° 59' 26"
Chord=N 79° 08' 45" E, 49.99'

R=50.00', L=41.15'
T=21.82', Δ =047° 09' 17"
Chord=S 85° 36' 02" E, 40.00'

R=50.00', L=15.87'
T=8.00', Δ =018° 11' 14"
Chord=N 58° 14' 25" E, 15.80'

R=50.00', L=46.68'
T=25.20', Δ =053° 29' 17"
Chord=S 85° 55' 19" E, 45.00'

N 49° 09' 13" E 64.00'

N 49° 09' 13" E 83.46'

N 49° 09' 13" E 116.06'

S 40° 50' 48" E 170.00'

S 40° 50' 48" E 141.39'

S 54° 51' 52" E 125.22'

S 49° 09' 12" W 18.40'

S 49° 09' 12" W 52.84'

S 40° 50' 48" E 30.70'

N 04° 04' 45" E 23.32'

N 14° 23' 53" W 52.12'

N 77° 58' 45" E 175.23'

N 13° 23' 41" W 90.15'

N 04° 04' 45" E 65.81'

N 04° 04' 45" E 65.00'

N 38° 49' 22" E 144.12'

N 85° 55' 15" W 113.70'

N 85° 55' 15" W 24.14'

N 40° 47' 15" W 99.74'

N 06° 20' 50" W 92.29'

S 49° 09' 12" W 54.16'

S 49° 09' 12" W 74.20'

S 04° 02' 45" W 129.98'

S 49° 09' 12" W

10' Access Easement

10' Sanitary Easement

7' Drainage Easements

35' Drainage Easement

25' Sanitary Easement

30' Drainage Easement

20' Drainage Easement

10' Drainage Easement

8' Drainage Easement

7.5 Ease.

10' Easement

10' SETBACK

25' SETBACK

8' SETBACK

12' SETBACK

28.6' SETBACK

30.5' SETBACK

EXISTING BASIN

EX. 8" W.M.

EX. 6" W.M.

## MAP LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- ROADWAY CENTERLINE
- BUILDING LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LAWN

## SITE LAYOUT PLAN

### NEWPORT VILLAGE SECTION 5

CROW AVE
CITY OF GROVEPORT

SECTION 28, TOWNSHIP 11, RANGE 21
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'

DATE: 06/10/2024 REV 07/15/2024

| | | |
|---|---|---|
| DESIGN: JBA | BA LAND PROFESSIONALS | JOB NO.: 24-0106 |
| DRAWN: BMJ | | SHEET NO.: 3 OF 9 |
| CHECKED: JBA | | |

G:\SHARED DRIVES\BA LAND PROS\BA LAND SURVEYING PROJECTS\24-0106 STOIC PROPERTIES NEWPORT VILLAGE, GROVEPORT, OH\CAD\24-0106 STOIC PROPERTIES NEWPORT VILLAGE_CIVIL SITE DESIGN - REV1.DWG - 7/15/2024 1:47 PM

NORTH

20 0 20

GRAPHIC SCALE (IN FEET)

# STOIC PROPERTIES

NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024

CROW AVE. 50' R/W

LOT 192 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 191 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 190 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 189 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 188 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

LOT 187 NEWPORT VILLAGE SECTION 5 PB 109, PG 19

PROPOSED 1829 SQFT DUPLEX FFE=731.0

PROPOSED 2066 SQFT DUPLEX FFE=732.0

PROPOSED 2066 SQFT DUPLEX FFE=731.0

PROPOSED 1829 SQFT DUPLEX FFE=730.0

PROPOSED 2066 SQFT DUPLEX FFE=730.0

EX. SAN MH #5
TOP = 729.60
INV = 714.90 (NW)
INV = 714.95 (SE)

EX. SAN MH #4
TOP = 728.64
INV = 715.29 (NW)
INV = 715.39 (S)

EX. SAN MH #3
TOP = 728.94
INV = 715.64 (NE)
INV = 715.69 (SE)
PROP. INV = 715.75 (W)

EX. SAN MH #2
TOP = 728.41

EX. SAN MH #1
TOP = 728.16
INV = 717.16 (NE)
INV = 717.26 (S)

EX. SAN MH #7
TOP = 727.51
MH SEALED 2' BELOW GRADE

EX. CB
TOP = 732.22
INV = 724.82 (NW)
INV = 724.82 (S)

EX. STORM MH
TOP = 732.91
INV = 725.11 (N)
INV = 723.61 (SE)
PROP. INV =723.70 (NE)

PROP MH
TOP = 731.25
INV = 724.50 (NE)
INV = 724.30 (SW)
(SEE STD DG. GP-SAN/STM-01 FOR DETAILS)

PROP CURB INLET
TOP = 727.50
INV = 725.00 (SW)
(SEE STD DG. GP-STM-04 FOR DETAILS)

PROP. SAN MH #1
TOP = 727.65
INV = 716.70'(E)
(STD. DWG. GP-SAN/STM-01)

EX. 8" S.S. ~255'

EX. 8" S.S. ~153' @ 0.22%

PROP. 8" S.S. ~98' @ 1.0%

EX. 8" S.S. ~65' @ 0.38%

EX. 8" S.S. ~126'

EX. 8" S.S. ~222'

PROP. 15" STM. ~153' @ 0.33%

PROP. 15" STORM ~106' @ 0.57%

EX. 8" W.M.

PROP. 8" W.M.

EX. 6" W.M.

EXISTING BASIN

10' Access Easement

10' Sanitary Easement

7' Drainage Easement

20' Drainage Easement

30' Drainage Easement

25' Sanitary Easement

7.5 Ease.

10' Easement

20' Easement

10' SETBACK

12' SETBACK

8' SETBACK

25' SETBACK

28.6' SETBACK

32.5' SETBACK

4' WALKWAY

4' SIDEWALK

6" CURB

DRIVEWAY

STOOP

1/8 BEND (TYP)

WATER MTR (TYP) SEE STD DWG. GP-WAT-03

CURB STOP (TYP) SEE STD DWG. GP-WAT-03

FIRE HYDRANT SEE STD DWG. GP-WAT-01

COMBINED CURB & GUTTER SEE STD DWG. GP-ST-11

EL.730.50

EL.729.00

EL.728.67

EL.728.73

EL.728.40

EL.728.00

EL.727.75

EL.731.00

EL.728.18

EL.729.50

EL.728.53

EL.728.30

EL.728.13

EL.726.10

SLOPE ~8.4%

SLOPE ~6.7%

SLOPE ~1.9%

SLOPE ~2.8%

SLOPE ~1.2%

## SITE GRADING & UTILITY PLAN

### NEWPORT VILLAGE SECTION 5

CROW AVE
CITY OF GROVEPORT

SECTION 28, TOWNSHIP 11, RANGE 21
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'

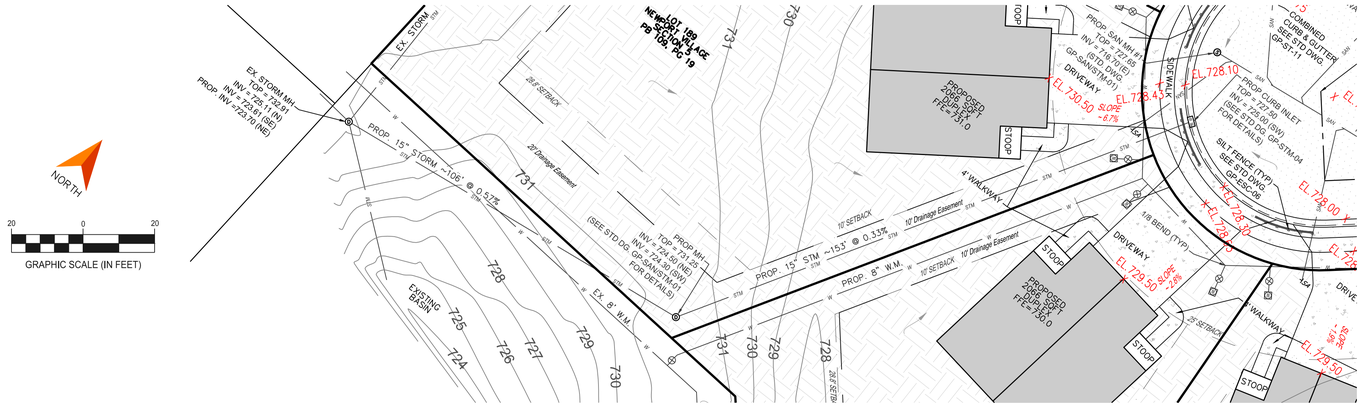
DATE: 06/10/2024 REV 07/15/2024

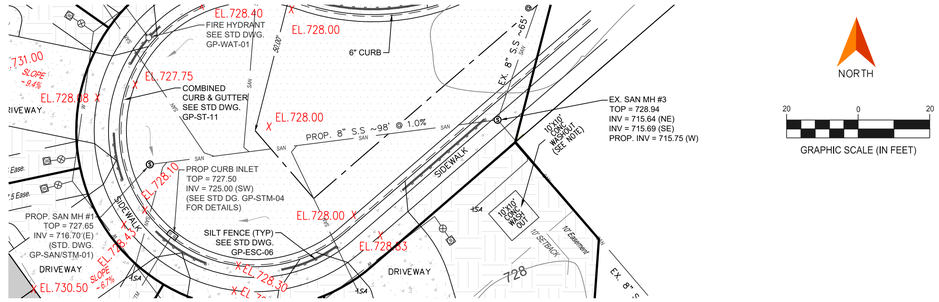
| | | |
|---|---|---|
| DESIGN: BMJ | BA LAND PROFESSIONALS | JOB NO.: 24-0106 |
| DRAWN: BMJ | | SHEET NO.: 4 OF 9 |
| CHECKED: JBA | | |

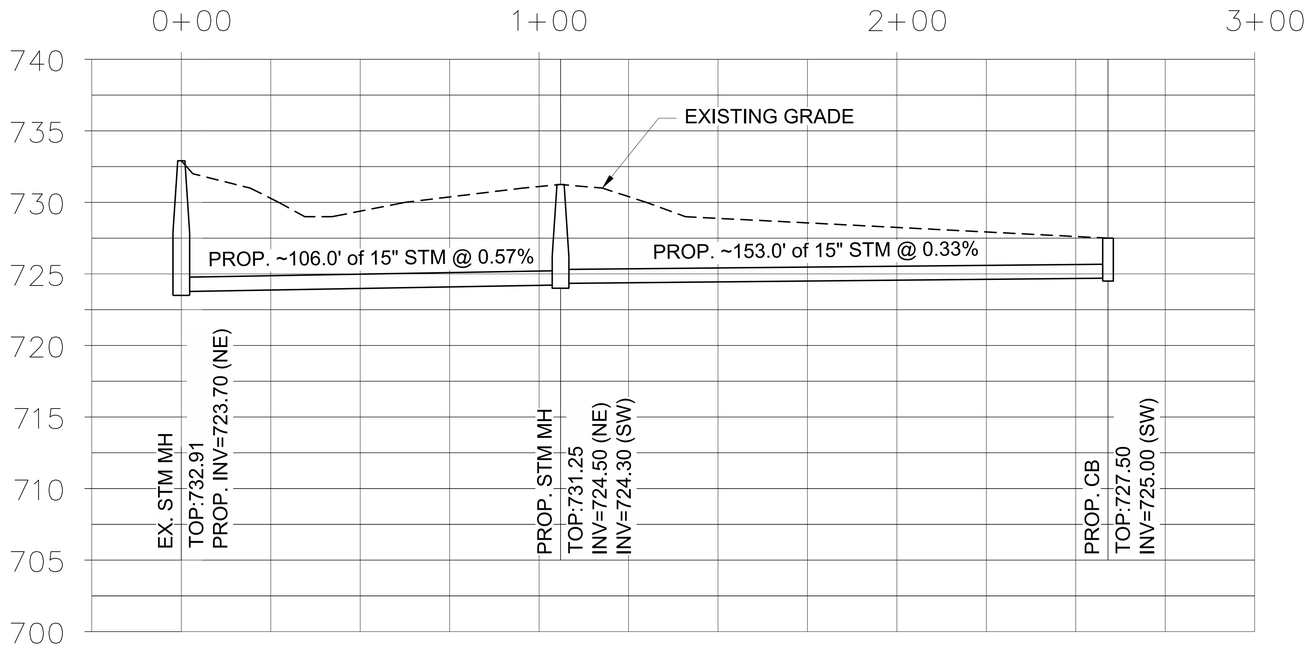
G:\SHARED DRIVES\BA LAND PROS\BA LAND SURVEYING PROJECTS\24-0106 STOIC PROPERTIES NEWPORT VILLAGE, GROVEPORT, OH\CAD\24-0106 STOIC PROPERTIES NEWPORT VILLAGE_CIVIL SITE DESIGN - REV1.DWG - 7/15/2024 1:47 PM

# STOIC PROPERTIES

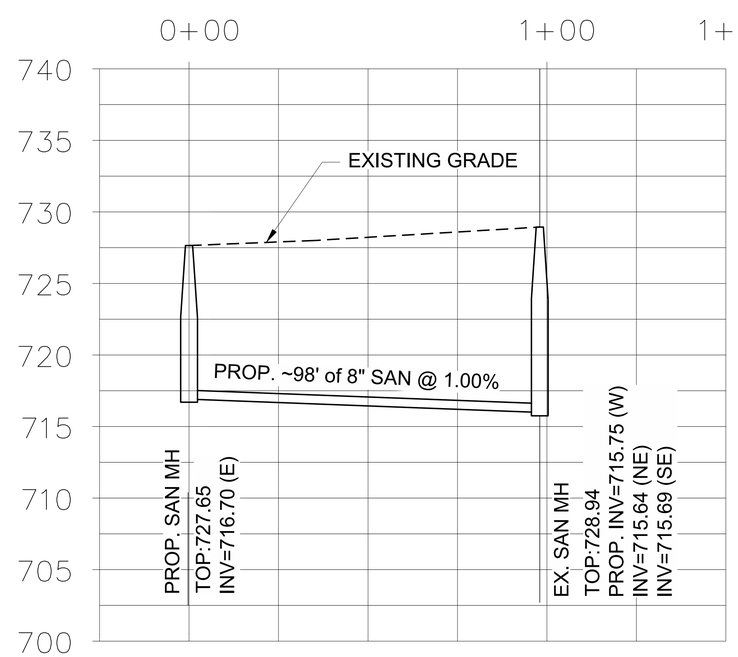
NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024




STORM PROFILE LOOKING NORTH–WEST




SAN PROFILE LOOKING NORTH

| | |
|---|---|
| UTILITY PROFILES | |
| NEWPORT VILLAGE SECTION 5 | |
| CROW AVE<br>CITY OF GROVEPORT | SECTION 28, TOWNSHIP 11, RANGE 21<br>FRANKLIN COUNTY, OHIO |
| SCALE: 1" = 20' | DATE: 06/10/2024 REV 07/15/2024 |
| DESIGN: BMJ | JOB NO.: 24-0106 |
| DRAWN: BMJ | SHEET NO.: 5 OF 9 |
| CHECKED: JBA | BA LAND PROFESSIONALS |

# STOIC PROPERTIES

NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024

NORTH

20 0 20
GRAPHIC SCALE (IN FEET)

DETAIL "A"
DANDY CURB BAG
OR EQUIVALENT
SEE STD DWG GP-ESC-03

## WATER QUALITY VOLUME ($WQ_V$)

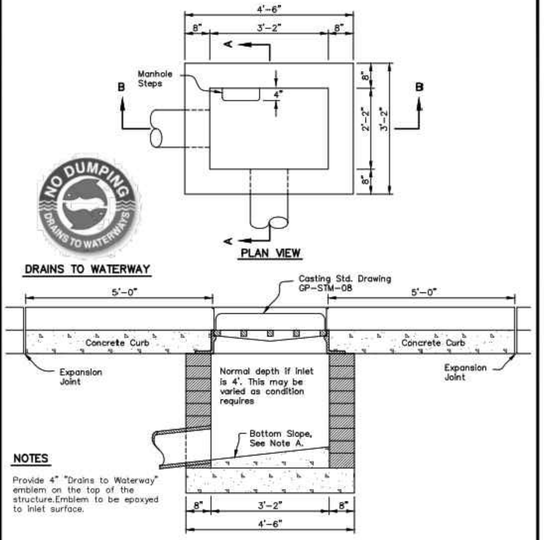
WATER QUALITY VOLUME WILL BE CALCULATED USING OHIO EPA FORMULA
$WQ_V = R_V \times P \times A/12$
WHERE $R_V$ = VOLUMETRIC RUNOFF COEFFICIENT = 0.05+0.9i,
WHERE i = FRACTION OF POST CONSTRUCTION IMPERVIOUS SURFACE
TOTAL BMP AREA = 2.1489 AC = 93,606 SF
POST CONSTRUCTION IMPERVIOUS AREA = 26,004 SF

$R_V = 0.05 + 0.9 \times (26004/93606) = 0.30$
$WQ_V = R_V \times P \times A/12 = 0.30 \times 0.9 \times (2.1489/12) = 0.04835$ AC-FT
$= 2,106$ CF
SEDIMENT STORAGE, 20% OF $WQ_V$ = 421 CF
TOTAL WATER QUALITY STORAGE VOLUME = 2,527 CF
THIS VOLUME WILL BE ACCOMMODATED BY THE EXISTING BASIN LOCATED IN THE SOUTH.

## CONCRETE WASHOUT

CONCRETE WASHOUT SHALL BE MIN. 10'X10' IN SIZE AND SHALL BE "ABOVE GRADE" OR "BELOW GRADE" WITH 10 MIL PLASTIC LINING.
IT SHALL BE CONSTRUCTED PER CONCRETE WASTE MANAGEMENT DESIGN STANDARDS.
A CONC. WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE WASHOUT FACILITY.

| | |
|---|---|
| SWPPP & STORMWATER QUALITY PLAN | |
| NEWPORT VILLAGE SECTION 5 | |
| CROW AVE<br>CITY OF GROVEPORT | SECTION 28, TOWNSHIP 11, RANGE 21<br>FRANKLIN COUNTY, OHIO |
| SCALE: 1" = 20' | DATE: 06/10/2024 REV 07/15/2024 |
| DESIGN: BMJ | JOB NO.: 24-0106 |
| DRAWN: BMJ | SHEET NO.: 6 OF 9 |
| CHECKED: JBA | BA LAND PROFESSIONALS |

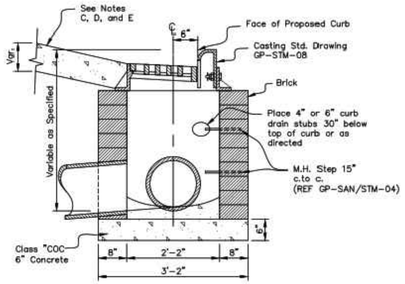



NOTES

Provide 4" "Drains to Waterway" emblem on the top of the structure.Emblem to be epoxyed to inlet surface.

1/2

| | STANDARD CURB AND GUTTER INLET | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: – | Revision Date: 9-15-18 | Dwg. No. GP-STM-04 |




NOTE

A- The inlet bottom shall be shaped to provide slope of 3" to 4" to outlet pipe. The cross sectional form of bottom and longitudinal slope is to be adapted to location of outlet pipe as directed.

B- Outlet pipe may be located in end corners or side wall, in either case the outlet pipe shall be directed towards the center of the inlet.

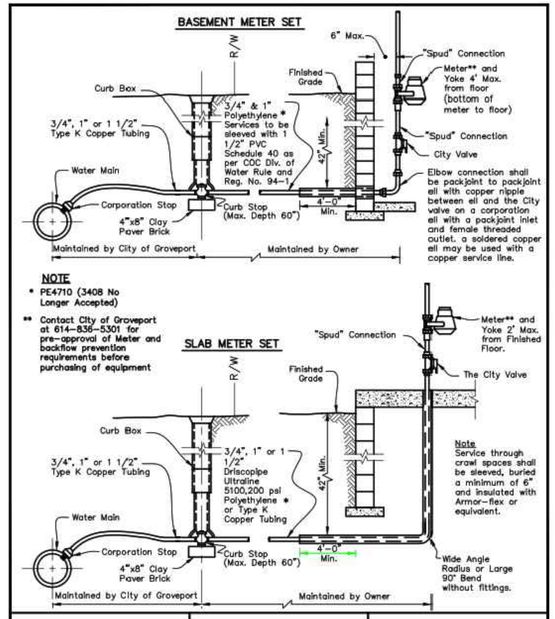
C- The existing gutter within an area approximately 4' outside inlet opening or as otherwise ordered shall be cut out so that repaving may be shaped to meet the depressed lip of the inlet opening as directed

D- The existing gutter, where cut out for depression, shall be replaced with Class "COC 6" Concrete or asphaltic concrete paving as directed.

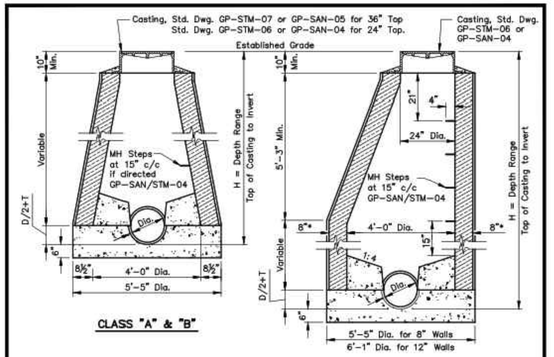
E- The backfilling within proposed paved area shall be well tamped in layers not exceeding 4" in thickness loose measurement, or backfilled with an approved material.

2/2

| | STANDARD CURB AND GUTTER INLET | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: – | Revision Date: 9-15-18 | Dwg. No. GP-STM-04 |




| | CITY OF GROVEPORT RESIDENTIAL METERS 3/4" THRU 1" (For Use on City of Groveport System Only)<br>Use Columbus Standard on Columbus System | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: 10-16-06 | Revision Date: 9-15-18 | Dwg. No. GP-WAT-03 |




CLASS "A" & "B"

CLASS C

NOTES

1. All concrete shall be City of Columbus Class "COC 6". No Fly Ash or GGBFS in concrete.
2. Below 15' depth, walls shall be 12" thick.
3. Brick shall be clay laid in 1:2 air entrained cement mortar.
4. Outside of brick work shall be plastered with a ½" coat of lime-cement mortar and shall be neat and even in appearance with mortar completely filling all joints.
5. Class "A" manholes shall have 36" top castings and shall be beehived.
6. Class "B" manholes shall have 24" top castings and shall be beehived.
7. Class "C" manholes shall have 24" top castings and shall have one edge vertical.
8. Clay brick shall meet ASTM C216, Grade S.W. specification.
9. Completed manhole installation to be water tight, no leakage or infiltration permitted.

| Diameter / Class | DEPTH RANGE (H) – Top of Casting to Invert | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 8" | 10" | 12" | 15" | 18" | 21" | 24" | 27" | 30" | 36" |
| "A" | 2.4'-3.8' | 2.5'-3.8' | 2.6'-3.9' | 2.8'-4.0' | 2.8'-4.2' | 3.0'-4.3' | 3.1'-4.4' | 3.3'-4.5' | 3.3'-4.7' | 3.6'-4.9' |
| "B" | 3.8'-5.7' | 3.8'-5.8' | 3.9'-6.0' | 4.0'-6.3' | 4.2'-6.5' | 4.3'-6.8' | 4.4'-7.0' | 4.5'-7.3' | 4.7'-7.5' | 4.9'-8.0' |
| "C" | 5.7' & up | 5.8' & up | 6.0' & up | 6.3' & up | 6.5' & up | 6.8' & up | 7.0' & up | 7.3' & up | 7.5' & up | 8.0' & up |

| | TYPE A MANHOLE DOG-HOUSE W/ CAST IN PLACE BASE | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: – | Revision Date: 9-15-18 | Dwg. No. GP-SAN/STM-01 |

Contractor's Responsibilities:

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustment with respect to locations may be made by the Engineer as requested.

Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control.

The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.N.R. Manual "Rainwater and Land Development" latest edition. The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place.

Field adjustments with respect to locations and dimensions may be made by the Engineer, Groveport and the Ohio EPA.

A temporary sediment basin must be provided for all sites where perimeter controls are not sufficient regardless of EDH. The temporary sediment basin shall remain in place until the site is permanently stabilized.

The Contractor shall place inlet protection for the sedimentation control immediately after construction the catch basins or inlets which are not tributary to a sediment basin or trap.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or alongside rivers, streams, or creeks or into natural or man-made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waster materials shall be removed from the site.

The Contractor shall remove all temporary erosion and sedimentation controls upon permanent stabilization of the site.

The cost for temporary channels, sediment traps, sediment basins and other appurtenant earth-moving operations shall be included in the price bid for erosion and sedimentation quantities.

1/2

| | SEDIMENT AND EROSION CONTROL GENERAL NOTES | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: 11-15-05 | Revision Date: 9-15-18 | Dwg. No. GP-ESC-12 |

Estimated Quantities:

| CMSC Item | Description | Quantity | Unit |
|---|---|---|---|
| 207 | Construction Temporary Seeding and Mulching | | Square Yard |
| 207 | Sediment Basins | | Cubic Yard |
| 207 | Skimmer for Sediment Basin | | Each |
| 207 | Filter Fabric Fence | | Linear Foot |
| 207 | Stabilized Construction Entrance | | Cubic Yard |
| 207 | Inlet Protection | | Each |
| 207 | Aggregate Check Dam | | Cubic Yard |

Note: Not all details indicated on the Erosion and Sedimentation Control features indicated on this sheet will be pertinent to this project. See the Erosion and Sedimentation Control Plan for features used.

Temporary and Permanent Seeding:

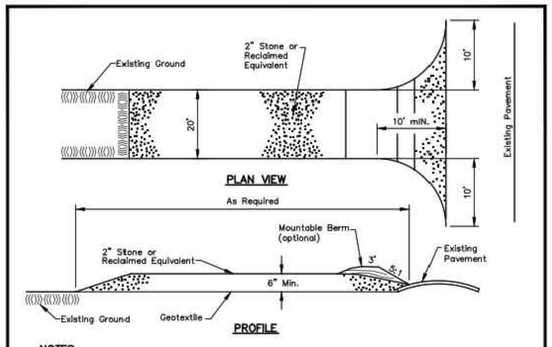
The limits of seeding and mulching are shown on the plan. Seeding has been assumed to 5' to outside the work limits or right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

"Temporary Seeding:" Disturbed areas that are to remain idle for more than 14 days shall be temporarily seeded and mulched within 7 days of the most recent disturbance of the area. Disturbed areas within 50 feet of a stream and not at final grade shall be stabilized within 2 days of the most recent disturbance. Disturbed areas that are to remain idle over the winter shall be stabilized prior to the onset of winter weather. Temporary seeding shall consist of fertilizing, watering, seeding and mulching at the rates indicated under the 659 items. Seed shall be oats from December 1 to June 1 and annual rye from June 1 to December 1 or equivalents.

"Permanent Seeding:" Areas that are at final grade shall be permanently seeded within seven days of reaching final grade within that area. Areas at final grade within 50' of a stream shall be seeded within 2 days of reaching final grade. Areas that are to lie dormant for one year or more shall be seeded within seven days of the most recent disturbance. Permanent seeding shall be done between March 15 and September 15. If seeding is done between September 15 and March 15, it shall be classified as "Temporary Seeding." Permanent seeding shall consist of fertilizing, watering, seeding and mulching at the rates indicated under the 659 items or the approved landscaping plan.

2/2

| | SEDIMENT AND EROSION CONTROL GENERAL NOTES | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: 11-15-05 | Revision Date: 9-15-18 | Dwg. No. GP-ESC-12 |




NOTES

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required.
3. Thickness – Not less than six (6) inches.
4. Width – Twenty (20) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Geotextile – will be placed over the entire area prior to placing of stone.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

| | STABILIZED CONSTRUCTION ENTRANCE | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: – | Revision Date: 11-15-05 | Dwg. No. GP-ESC-07 |

**STOIC PROPERTIES**
NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024


SURVEYOR
J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM


CITY OF GROVEPORT - STANDARD DWGS

NEWPORT VILLAGE SECTION 5

CROW AVE
CITY OF GROVEPORT

SECTION 28, TOWNSHIP 11, RANGE 21
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'

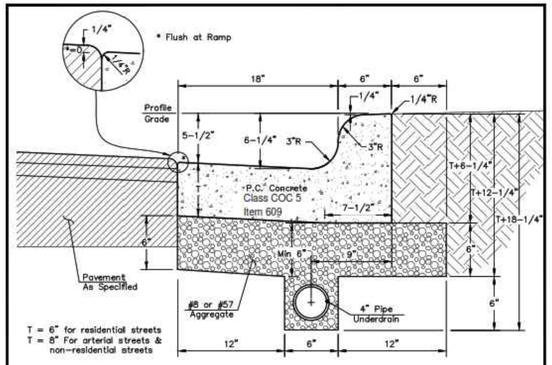
DATE: 06/10/2024 REV 07/15/2024

DESIGN: N/A
DRAWN: N/A
CHECKED: JBA

BA LAND PROFESSIONALS

JOB NO.: 24-0106

SHEET NO.: 7 OF 9

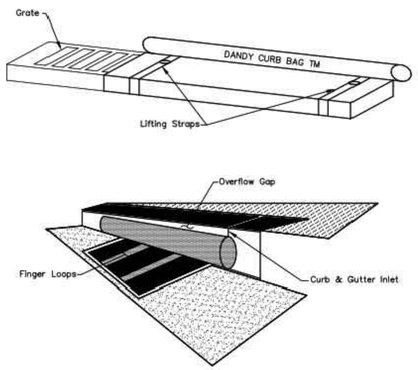



T = 6" for residential streets
T = 8" For arterial streets & non-residential streets

**NOTES**

1. Curb & Gutter shall consist of 1.26 C.F. of concrete per linear foot or 1.59 CF/LF for collector and arterial streets.
2. All exposed surfaces of concrete curb & gutter shall have a brush finish and completely covered with a clear, non-yellowing acrylic curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and a min. of 25% solids-by-weight and shall be applied in two (2) separate coats at a per coat rate of 300 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat. Second coat applied 7-29 days after installation of concrete.
3. 3/4" expansion joints shall be installed at right angles to the curb line at all immovable structures and at points of curvature.
4. Contraction joints shall be saw cut at 10' intervals, not less than 2" deep, and as soon as possible without causing damage to the concrete.
5. Tolerances shall not exceed 1/4" for section, grade, surface variation, or alignment.
6. All roof drains shall be cored, saw cut and connected as directed by Engineer.
7. Face of Curb shall be stamped with a "W" for water services or an "M" when water main valves are present behind curb.

| STANDARD CONCRETE COMBINED CURB & GUTTER (CONTINUOUS) | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 10-16-06 | Revision Date: 10-23-23 | Dwg. No. GP-ST-11 |

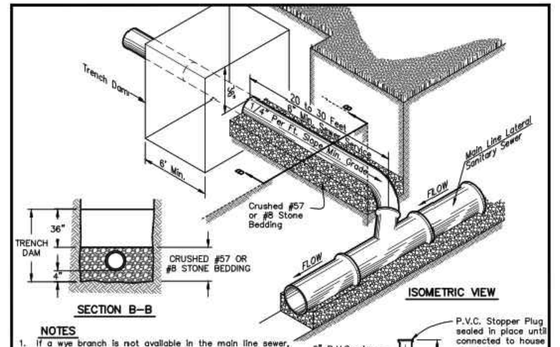



**NOTES**

INSTALLATION:
Stand grate on end. Slide the Beaver Dam Bag on with Dam on top of the grate. Pull all excess down. Lay unit on its side. Carefully tuck flap in. Press Velcro strips together. Install the unit making sure front edge of grate is inserted in frame first then lower back into place. Press Velcro dots together which are located under lifting straps. This insures straps remain flush with gutter.

MAINTENANCE:
With a stiff bristle broom sweep silt and other debris off surface after each event.

| THE DANDY CURB BAG -OR- EQUIVALENT | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 11-15-05 | Revision Date: 11-11-13 | Dwg. No. GP-ESC-03 |

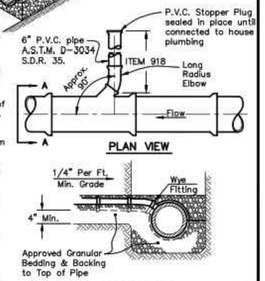



SECTION B-B

ISOMETRIC VIEW

**NOTES**

1. If a wye branch is not available in the main line sewer, the main line may be tapped only as approved by the City Engineer and/or Administrator.
2. All license and permits must be obtained from the City prior to constructing the service.
3. Twenty-Four (24) hours notification to Superintendent of Public Works Department. Is required prior to inspection.
4. Re: SANITARY SEWER SERVICE:
   The Contractor shall place a bedding cut off trench dam of native clay or impervious soil across and along the trench at a point 20 to 30 feet upstream from the main line sewer wye, tee or saddle to retard and resist the movement of groundwater through the trench granular bedding or compacted backfill material. The trench dams (per Item 918.04 CMSC) shall be carefully compacted and shall be 6 feet in thickness, as measured along the service centerline and shall be constructed against the undisturbed trench sides from the bottom of the trench to a limit of 36 inches over the top of the pipe.
5. Sanitary House Connection Services shall be connected to the existing sewer with the same material fitting or with a compatible adaptor in accordance with 915 and 918.02.

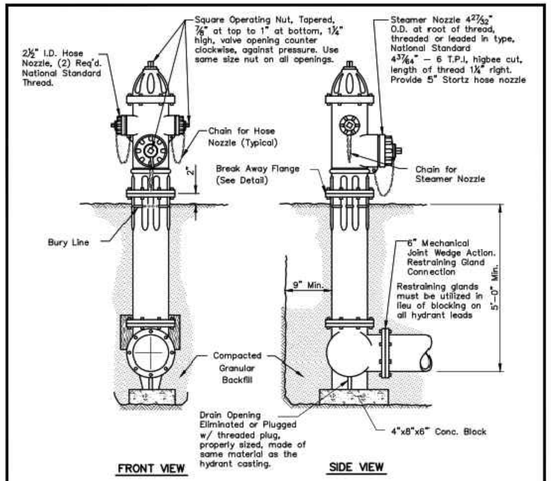



PLAN VIEW

SECTION A-A

1/2

| 6-INCH SANITARY SEWER SERVICE | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 02-28-06 | Revision Date: 9-15-18 | Dwg. No. GP-SAN-03 |

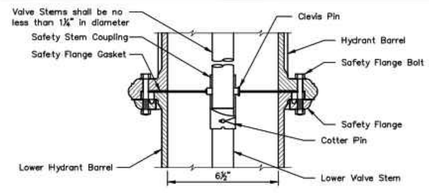



**NOTES**

1. Backfill shall consist of granular material conforming to Item 304 or approved suitable excavated material, power tamped in layers not exceeding 4 inches in thickness, loose measurement. This granular backfill shall extend from the bottom of the pit or trench to 6-inches below the existing or proposed surface of the surrounding area. The Cost of furnishing and placing this backfill shall be included in the price bid for each fire hydrant.
2. All fire hydrants shall be installed with hardwood blocking against undisturbed earth.

1/4

| STANDARD FIRE HYDRANT DETAIL | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 6-27-07 | Revision Date: 9-15-18 | Dwg. No. GP-WAT-01 |




Fire Hydrant Notes (Continued)

3. All hydrants located in the City of Groveport shall be Mueller Super Centurion 200 No. A-421, American-Darling Mark 73 or Clow Medallion and of the type with a structurally weakened section through the standpipe and stem.
4. Each hydrant shall have two 2 1/2-inch I.D. (N.S.T.) hose nozzles and one 4-inch I.D. pumper nozzle, 6 threads per inch (City of Cols., OH) and the operating nut and cap nuts shall be square, with a 1-inch taper and 1 1/4-inch in height. Provide 5-inch Stortz nozzle connection in according with the Madison Township Fire Department requirement
5. Type of Hydrant: The hydrant shall be the post type traffic model made of cast iron as shown hereon. It shall have a breaking connection separated by a smashing impact. The hydrant shall be of the compression type with the valve opening in a counter-clockwise direction against the pressure and closing with the pressure. The hydrant shall be clearly marked with a counter-clockwise turn direction arrow, which shall appear on the bonnet. The valve end of the stem or valve rod shall be so constructed as to eliminate contact of dissimilar metals in the presence of moisture.
6. The system or valve rod shall be constructed in one continuous length from the valve to the breaking coupling or to the bottom of the extension piece where extension are required. The stem or valve rod between the valve and operating nut shall be made of steel stock and have a 1¼" minimum diameter after machining. The breaking coupling shall fit over the valve rod and be located at the proper point to conform to the breaking connection in the Standpipe.
7. The barrel shall have an area of not less than 120 percent of the valve opening. The type of valve shall be rubber with the diameter of the port in the seal ring being a minimum of 4½".
8. All interior working part of the hydrant including valve and valve seat shall be such that they can be removed through the top of the standpipe without excavation. The upper section of the standpipe above the ground line shall be adjustable so the the nozzles can be rotated to any desired position.
9. Hydrant drip or drain openings shall be eliminated or plugged with a threaded, properly sized plug of the same material as the hydrant casting.
10. Hydrant leads shall be 6" Ductile Iron Pipe, Class 150

2/4

| STANDARD FIRE HYDRANT DETAIL | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 6-27-07 | Revision Date: 9-15-18 | Dwg. No. GP-WAT-01 |

Fire Hydrant Notes (Continued)

11. The hydrant shall be provided with a watch valve and the valve shall be strapped to the hydrant tee in a manner approved by the City Engineer. The watch valve shall be provided with an approved box and the cover of the box shall be flush with the finished ground level.
12. Maximum spacing between hydrants shall be approximately 400 feet.

Reference Specifications:

13. All fire hydrants shall conform with the following requirements. Item 809, the City of Columbus Construction and Material Specification, 2018 edition, and all supplements thereto shall govern all Hydrant construction and installation.
14. All fire hydrants shall conform with the latest American Water Works Association Standards, C-502 and the requirements of the Village of Groveport and the Madison Township Fire Department as enumerated herein. All specifications shall refer to the latest effective editions.

Approvals and Certifications:

15. The supplier or manufacturer shall submit to the City Engineer six (6) copies of the results of certified flow tests, run by an independent testing laboratory, and shop drawings with dimensions, materials and nomenclature of parts for each type of model of hydrant proposed for use in Groveport.
16. Upon approval of the above information by the City engineer, it shall remain on file in his office. Submission of the above materials with each order of fire hydrants is not necessary if approved material is already on file. Submission of new material is required when a deviation in the product, its manufacturer, or the standards is requested.
17. Any fire hydrants, delivered to a project within the City or to the City, which fail to conform to the approved information on file with the City, shall be rejected.
18. With each delivery shipment of fire hydrants, the hydrant manufacturer shall certify that the hydrants conform to the information approved and on file with the City. The certificate shall include the model or identification numbers of the hydrants being delivered and approval date of the information on file with the City. This documentation does not constitute approval or final acceptance of the specific hydrants delivered.

Inspection:

19. Prior to installation, all fire hydrants shall be inspected by the City Engineer or his representative and by the Chief of the Madison Township Fire Department or his representative. The hydrants shall receive either a conditional acceptance or a rejection. Conditional acceptance shall mean that the hydrants may be installed.
20. Upon installation, each hydrant shall be tested for operation and leaks with a member of the Madison Township Fire Department present during the test, and shall receive either operational acceptance or a rejection.
21. The City reserves the right to reject any and all fire hydrants found to be in non-compliance with any of the requirements stated herein at any time during the acceptance, or above described approval, process. Any fire hydrants which are rejected and which cannot be brought into compliance with the requirements as stated herein shall be removed from the project site, storage site, or the wok at no expense to the City.
22. The final field acceptance shall govern over any document approval and shall be based on all the work being completed; including installation, testing, and operation and painting.

3/4

| STANDARD FIRE HYDRANT DETAIL | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 6-27-07 | Revision Date: 9-15-18 | Dwg. No. GP-WAT-01 |

Fire Hydrant Notes (Continued)

Installation:

23. The fire hydrant shall be installed as specified herein and in accordance with the City of Columbus Standard Water Drawings L-6409, A-B or L-6637 A-C, or as specified by the Village Engineer.
24. The base section of all fire hydrants shall be set to an elevation which will be correct for the proposed grade of the street. The elevation of the top barrel section shall be set so that the grade line of the hydrant is at the established or proposed finished grade, as indicated on the construction drawings, through the installation of hydrant extension sections, as needed. The cost of extensions shall be in the price bid for the fire hydrant. Hydrants shall be set plumb, 2-feet from back of curb to centerline of standpipe, to the proper grade and to clear driveway openings by a minimum of 10-feet.
25. The hydrant nozzles shall be turned as directed by the engineer or his representative.

Painting:

26. Final paint color shall be two coats of Sherwin Williams Industrial Enamel Alloyed Coating Safety (OSHA) Yellow No. 617-0809 B54Y17 or equivalent. Prior to painting, samples shall be submitted to the Madison Township Fire Department for approval. After operational acceptance, all hydrant surfaces above the ground line shall be cleaned, washed, and wire brushed, and all surfaces or spots that require touching up shall have one coat of primer paint applied. When all the surfaces have been primed and are dry, then all hydrant surfaces shall receive two (2) coats of the approved enamel.
27. Hydrants that are privately owned and maintained shall conform to this specification, except that the entire hydrant shall be painted red.

Materials and Workmanship:

28. All machined parts shall be true to gauge so that they will be interchangeable between hydrants of the same make and size.
29. When required, non-adjustable hydrant wrenches, properly sized to the specified operating nut dimensions and fabricated by the hydrant manufacturer, shall be supplied.

4/4

| STANDARD FIRE HYDRANT DETAIL | CITY OF GROVEPORT, OHIO — STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|
| | Effective Date: 6-27-07 | Revision Date: 9-15-18 | Dwg. No. GP-WAT-01 |

**STOIC PROPERTIES**
NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024


SURVEYOR
J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM


CITY OF GROVEPORT - STANDARD DWGS

NEWPORT VILLAGE SECTION 5

CROW AVE
CITY OF GROVEPORT

SECTION 28, TOWNSHIP 11, RANGE 21
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'

DATE: 06/10/2024 REV 07/15/2024

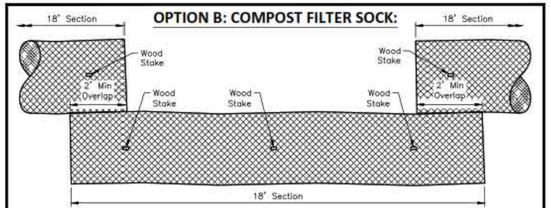
DESIGN: N/A
DRAWN: N/A
CHECKED: JBA

BA LAND PROFESSIONALS

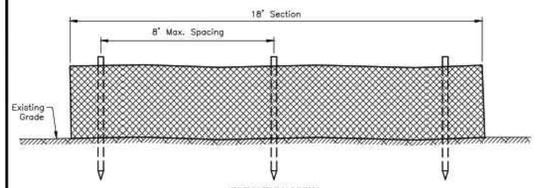
JOB NO.: 24-0106

SHEET NO.: 8 OF 9

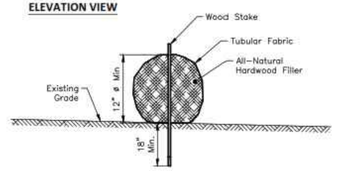
## OPTION B: COMPOST FILTER SOCK:




PLAN VIEW - SECTION OVERLAP




ELEVATION VIEW




SECTION VIEW

**NOTE**

1. Compost filter sock shall be comprised of a tubular fabric filled with aged all-natural hardwoods.
2. Sediment shall be removed from behind the sock when it reaches ⅓ the height of the sock

2/3

| | LINEAR SEDIMENT BARRIERS DETAIL | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: 11-15-05 | Revision Date: 9-15-18 | Dwg. No. GP-ESC-06 |

**SEDIMENT FENCE:**

This sediment barrier utilizes standard strength or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. Material Properties are listed in the provided table.

1. The height of a sediment fence shall not exceed 36-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12-inches). Wood posts will be a minimum of 32" long When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 6-inches wide and 6-inches deep along the line of posts and upslope from the barrier.
5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires or hog rings. The wire mesh shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
7. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Note 6 applying.
8. The trench shall be backfilled and soil compacted over the filter fabric.
9. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
10. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.

**MAINTENANCE OF LINEAR SEDIMENT BARRIERS:**

Sediment Fence and/or Compost Filter Sock shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

3/3

| | LINEAR SEDIMENT BARRIERS DETAIL | CITY OF GROVEPORT, OHIO<br>STANDARD CONSTRUCTION DRAWING | | |
|---|---|---|---|---|
| | | Effective Date: 11-15-05 | Revision Date: 9-15-18 | Dwg. No. GP-ESC-06 |


SURVEYOR
J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM


**STOIC PROPERTIES**
NEWPORT VILLAGE SECTION 5
SECTION 28, TOWNSHIP 11, RANGE 21
CITY OF GROVEPORT
FRANKLIN COUNTY, OH
CONTAINING - 2.1489 TOTAL ACRES
JULY 2024

CITY OF GROVEPORT - STANDARD DWGS

NEWPORT VILLAGE SECTION 5

CROW AVE
CITY OF GROVEPORT

SECTION 28, TOWNSHIP 11, RANGE 21
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'

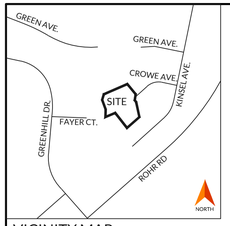
DATE: 06/10/2024 REV 07/15/2024

DESIGN: N/A
DRAWN: N/A
CHECKED: JBA

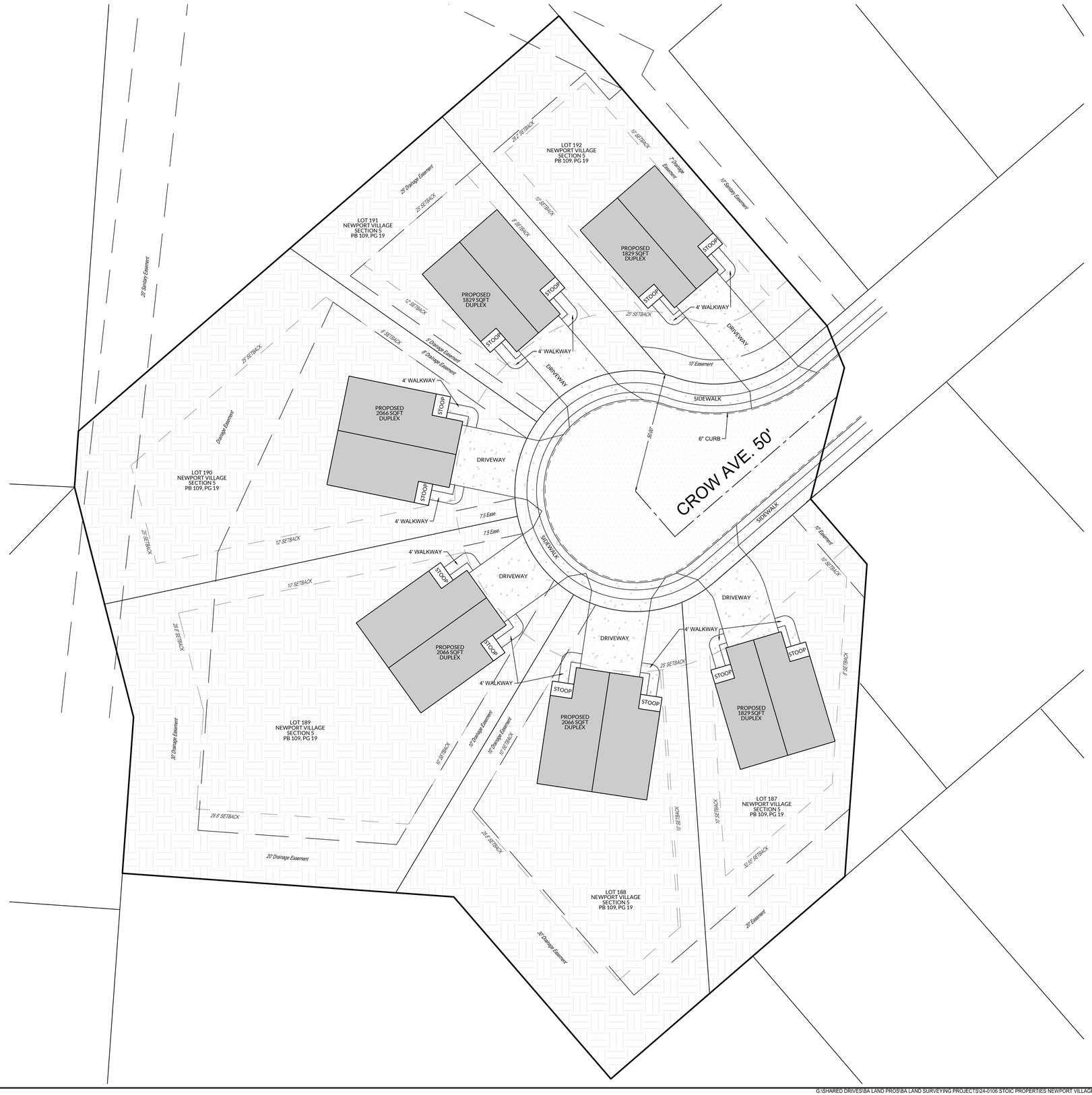
BA LAND PROFESSIONALS

JOB NO.: 24-0106

SHEET NO.: 9 OF 9




VICINITY MAP
NOT TO SCALE




20 0 20
GRAPHIC SCALE (IN FEET)

NORTH

## MAP LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- ROADWAY CENTERLINE
- BUILDING LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LAWN

## FLOOD ZONE NOTE:

THIS PROPERTY CURRENTLY LIES IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEMA FIRM (FLOOD INSURANCE RATE MAP) NUMBER 39049C0432K WITH AN EFFECTIVE DATE OF JUNE 17, 2008. THIS FLOOD ZONE DETERMINATION IS MADE BY VISUAL INSPECTION OF THE CURRENT FIRM AND IS NOT AN ACTUAL FEMA ELEVATION CERTIFICATE.

## VESTING DEED INFORMATION

LOTS 187-192 OF THE SUBDIVISION OF NEWPORT VILLAGE SECTION 5 AS RECORDED IN PB 109, PAGE 19 AND OF THE LANDS OF TOP GUN INVESTMENTS, LLC AS RECORDED IN INSTRUMENT # 202306140058725 OF THE FRANKLIN COUNTY DEED RECORDS, ON FILE IN COLUMBUS, OH

## SITE NOTES:

1. THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS A CONCEPTUAL DRAWING SHOWING THE PROPOSED LAYOUT OF BUILDINGS. THIS IS NOT A SURVEY PURSUANT OAC 4733-37

2. FOR CONCEPUTAL USE ONLY, NOT FOR CONSTRUCTION.

3. SUBJECT TO APPROVAL OF A GENERAL USE CHANGE, ALLOWING MULTI FAMILY (DUPLEX HOUSING) ON LOTS 188-190

4. INFORMATION SHOWN BASED UPON THE RECORD PLAT OF NEWPORT VILLAGE, SECTION 5 AS RECORDED IN PB 109, PAGE 19 OF THE FRANKLIN COUNTY DEED AND PLAT RECORDS, ON FILE IN COLUMBUS OHIO.

# SITE CONCEPTUAL PLAN

## NEWPORT VILLAGE SECTION 5

CROW AVE
CITY OF GROVEPORT

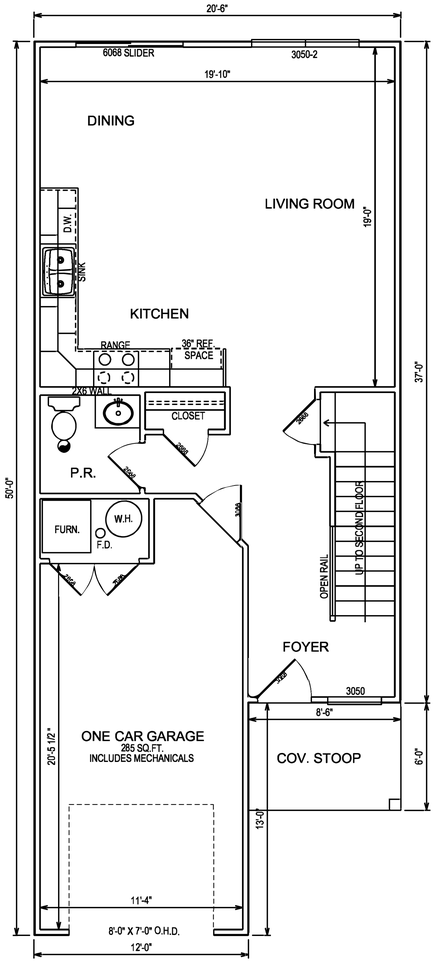
SECTION 28, TOWNSHIP 11, RANGE 21
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'

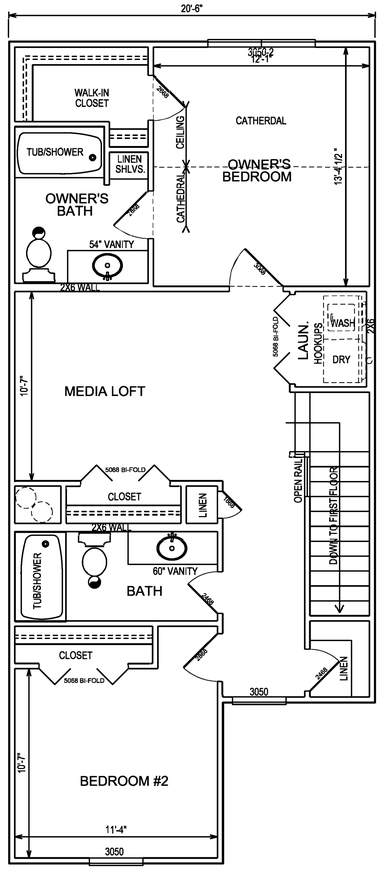
DATE: 1/31/24 REV 03/15/24

| | | |
|---|---|---|
| DESIGN: JBA | BA LAND PROFESSIONALS | JOB NO.: 24-0106 |
| DRAWN: JBA | | SHEET NO.: 1 OF 1 |
| CHECKED: DPB | | |

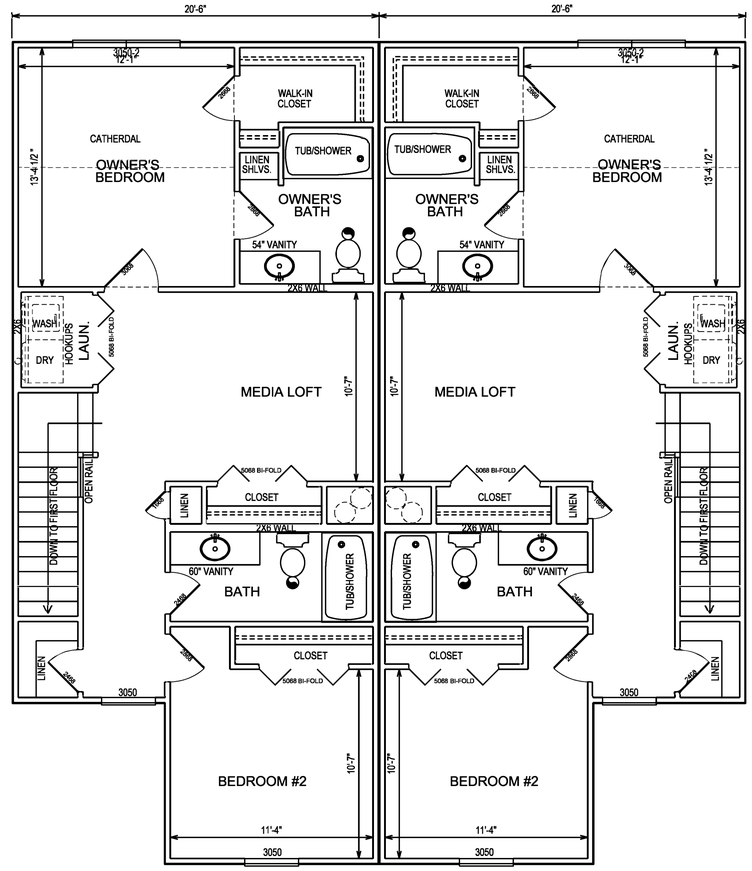
2019 RESIDENTIAL CODE OF OHIO
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1




- FIRST FLOOR PLAN -
630 SQ.FT.
8'-0" CEILING HEIGHT




- SECOND FLOOR PLAN -
813 SQ.FT.
8'-0" CEILING HEIGHT




- SECOND FLOOR PLAN -
813 SQ.FT.
8'-0" CEILING HEIGHT

- SECOND FLOOR PLAN -
813 SQ.FT.
8'-0" CEILING HEIGHT


HHD
HARSHMAN HOME DESIGN LLC
6678 TAVENSHIRE DR.
DAYTON, OHIO 45424
(937) 416-2601


DRAWING #

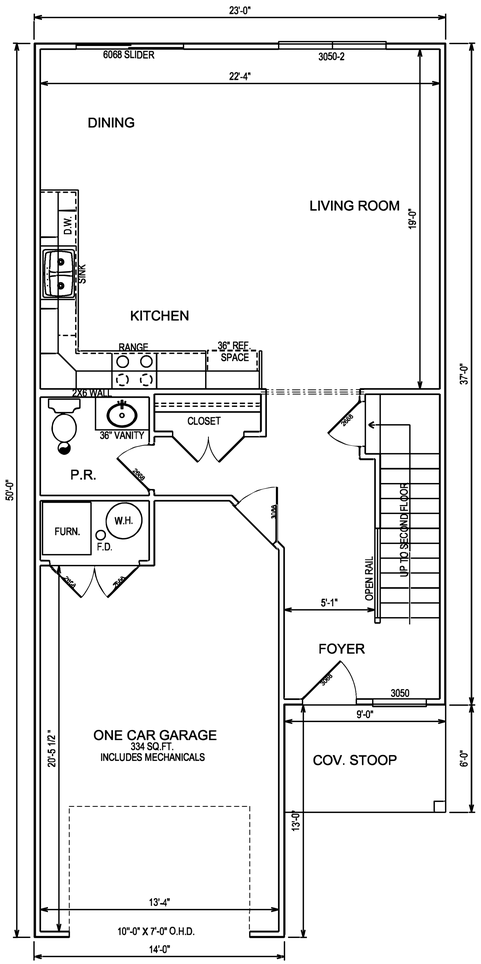
PRELIMINARY PLANS FOR
2 BEDROOM/ 2 1/2 BATH
FULLENKAMP DUPLEXES
NEWPORT VILLAGE

DATE:
PHASE 1
2-5-2024
2-16-2024
PHASE 2
2-27-2024

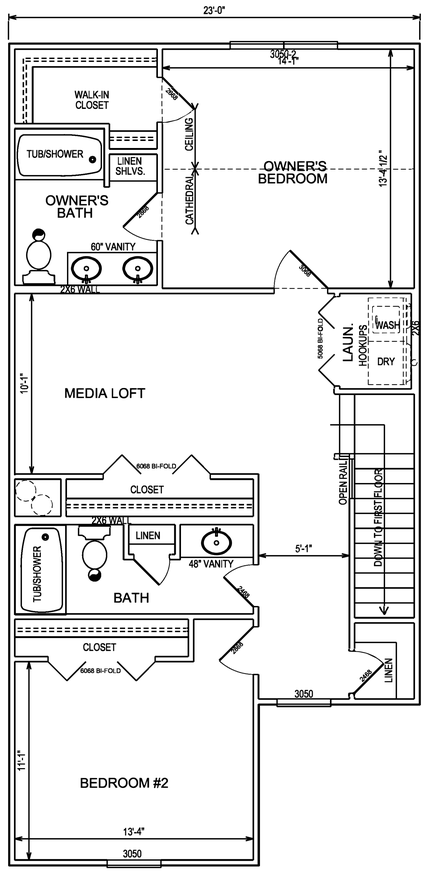
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN
HARSHMAN

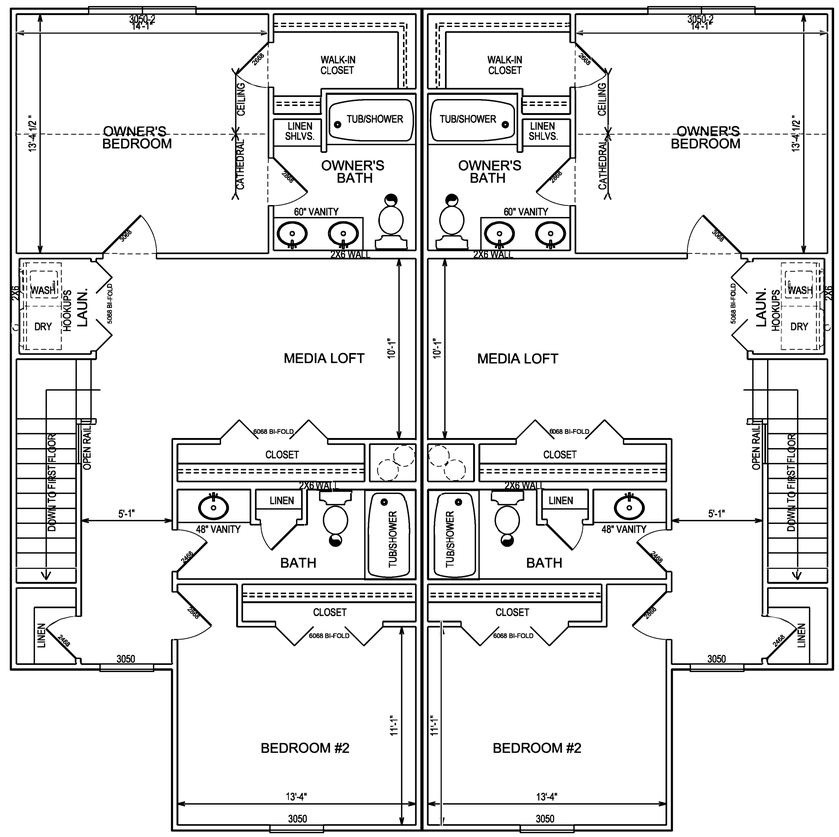
2019 RESIDENTIAL CODE OF OHIO
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1




UNIT B
- FIRST FLOOR PLAN -
700 SQ.FT.
8'-0" CEILING HEIGHT




UNIT B
- SECOND FLOOR PLAN -
924 SQ.FT.
8'-0" CEILING HEIGHT




UNIT B
- SECOND FLOOR PLAN -
924 SQ.FT.
8'-0" CEILING HEIGHT

UNIT B
- SECOND FLOOR PLAN -
924 SQ.FT.
8'-0" CEILING HEIGHT

HHD
HARSHMAN HOME DESIGN LLC
6678 TAVENSHIRE DR.
DAYTON, OHIO 45424
(937) 416-2601

DRAWING #

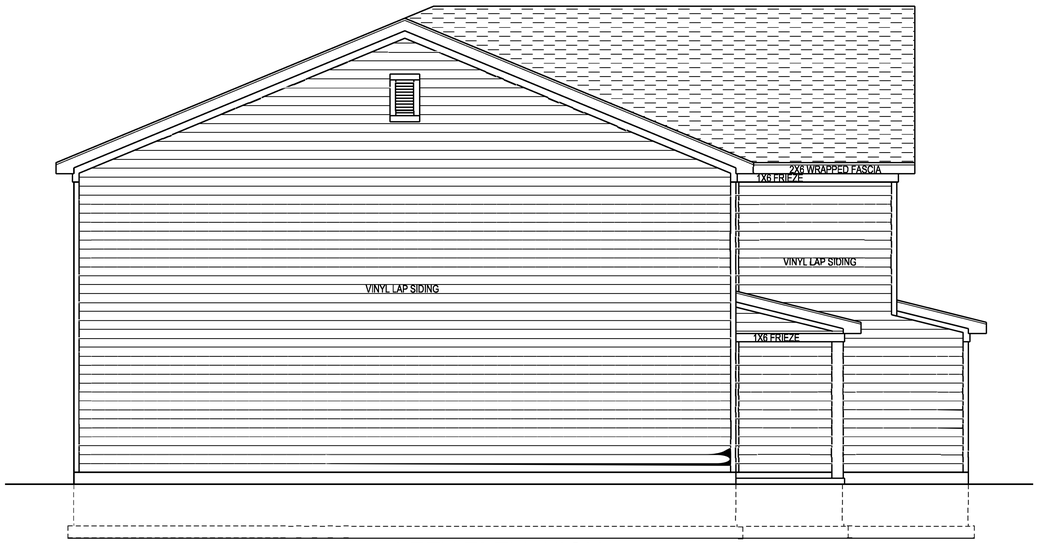
PRELIMINARY PLANS FOR
2 BEDROOM/ 2 1/2 BATH (B)
FULLENKAMP DUPLEXES
NEWPORT VILLAGE

DATE:
PHASE 1
2-5-2024
2-16-2024
PHASE 2
3-8-2024

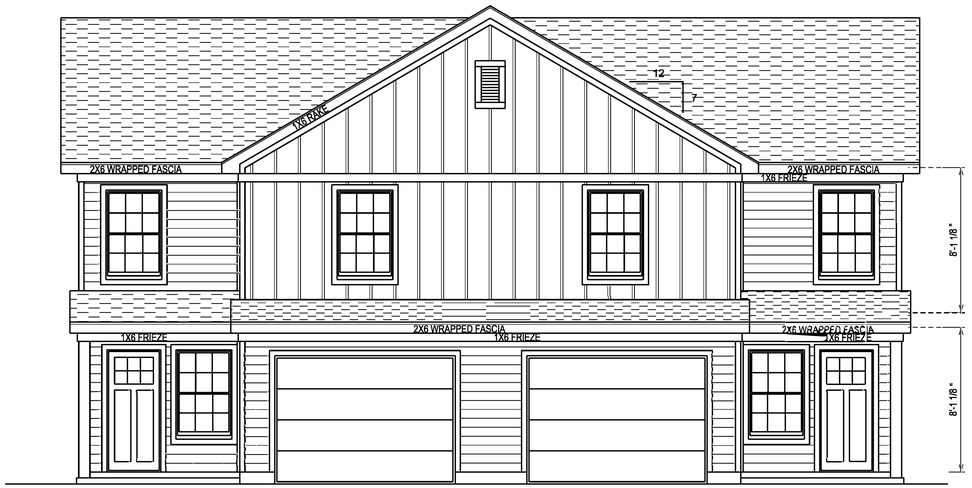
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

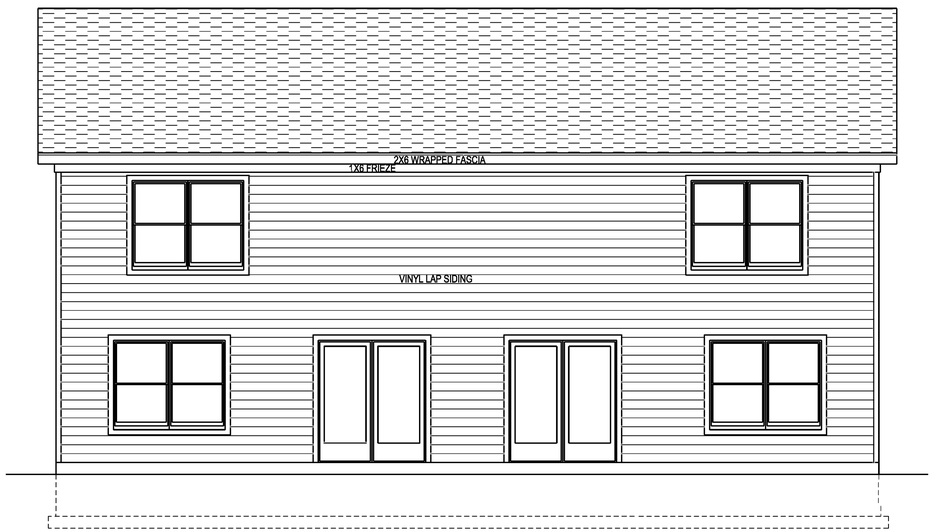
2019 RESIDENTIAL CODE OF OHIO
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



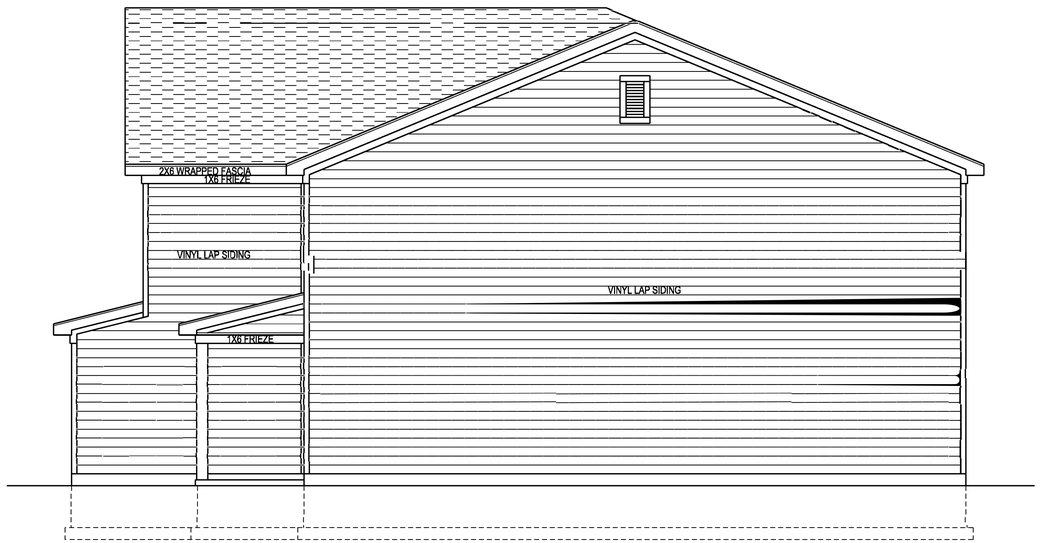

- LEFT ELEVATION -
UNIT B




- FRONT ELEVATION -
UNIT B




- REAR ELEVATION -
UNIT B




- RIGHT ELEVATION -
UNIT B

HHD
HARSHMAN HOME DESIGN LLC
6678 TAVENSHIRE DR.
DAYTON, OHIO 45424
(937) 416-2601

DRAWING #

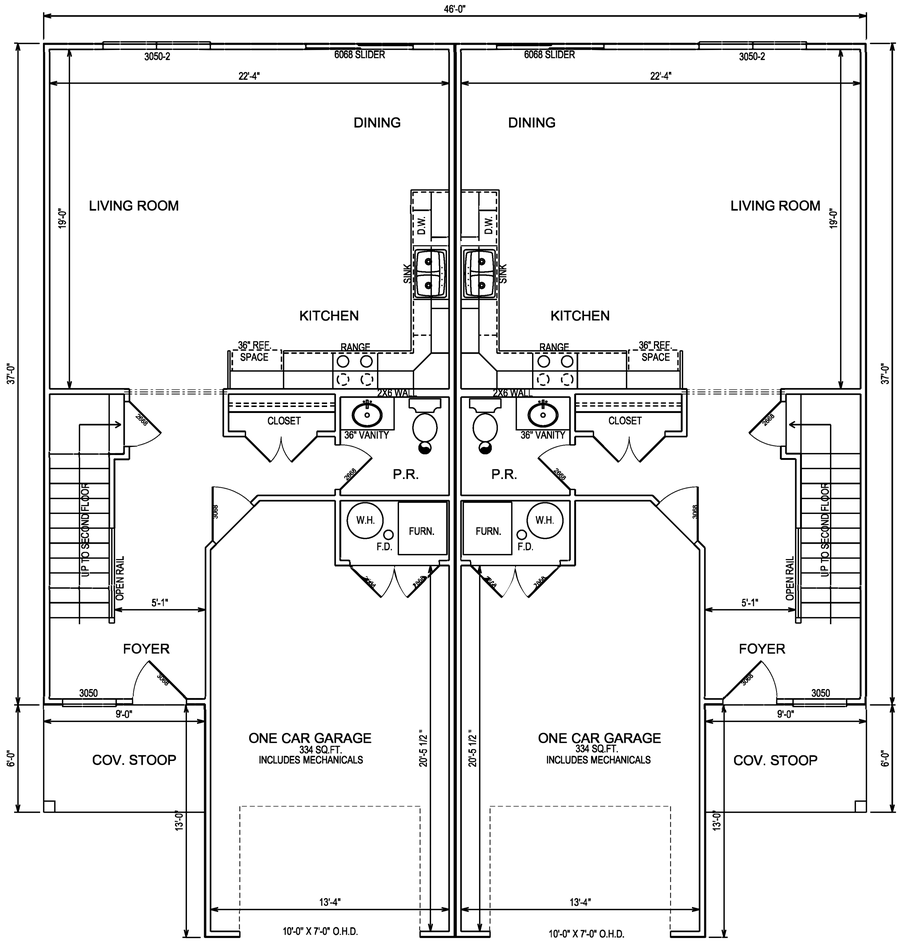
PRELIMINARY PLANS FOR
2 BEDROOM/ 2 1/2 BATH (B)
FULLENKAMP DUPLEXES
NEWPORT VILLAGE

DATE:
~~PHASE 1~~
~~2-5-2024~~
2-16-2024
PHASE 2
3-8-2024

SCALE:
1/4" = 1'-0"

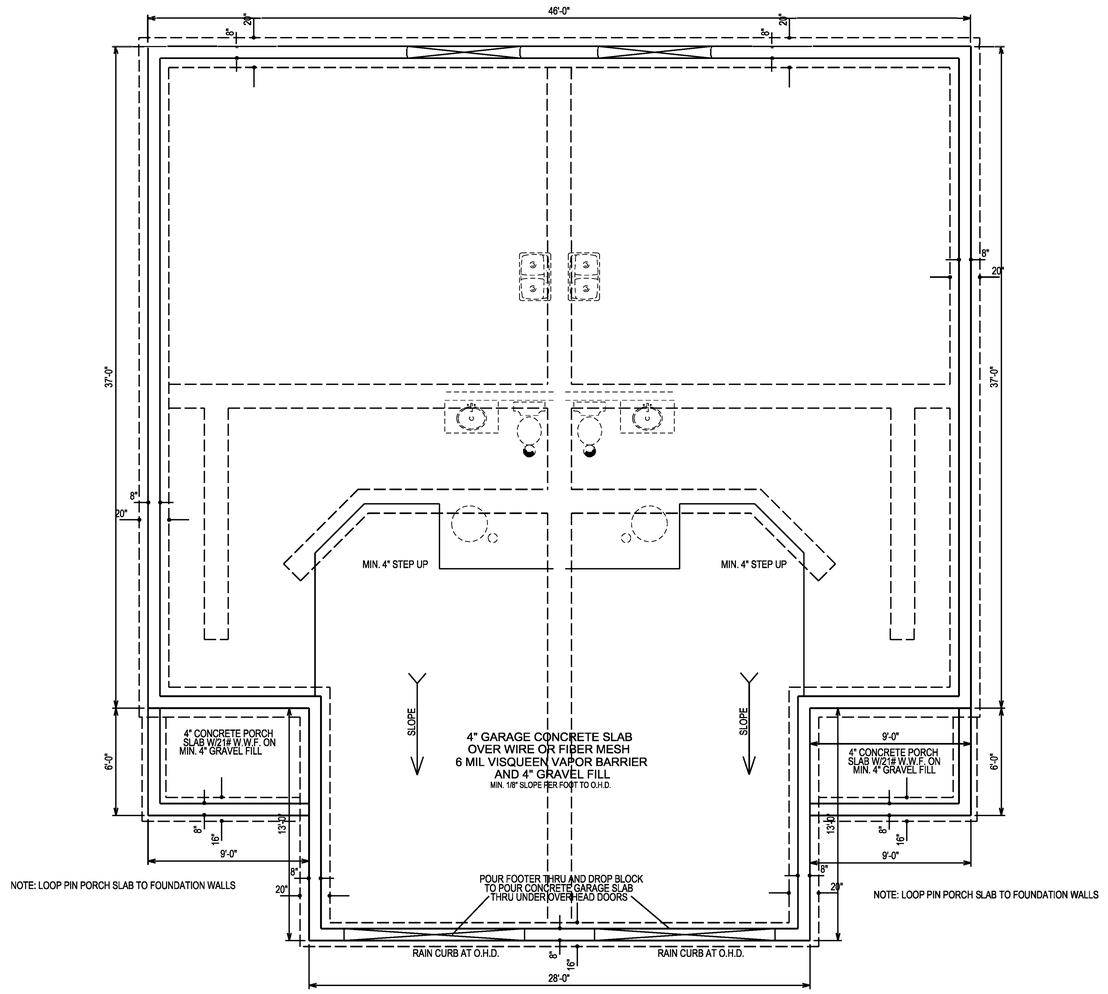
DRAWN BY:
C. ALAN
HARSHMAN

2019 RESIDENTIAL CODE OF OHIO
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1




UNIT B
- FIRST FLOOR PLAN -
700 SQ.FT.
8'-0" CEILING HEIGHT

UNIT B
- FIRST FLOOR PLAN -
700 SQ.FT.
8'-0" CEILING HEIGHT




NOTE: LOOP PIN PORCH SLAB TO FOUNDATION WALLS

NOTE: LOOP PIN PORCH SLAB TO FOUNDATION WALLS

UNIT B
- FOOTER AND FOUNDATION PLAN -

HHD
HARSHMAN HOME DESIGN LLC
6678 TAVENSHIRE DR.
DAYTON, OHIO 45424
(937) 416-2601

DRAWING #

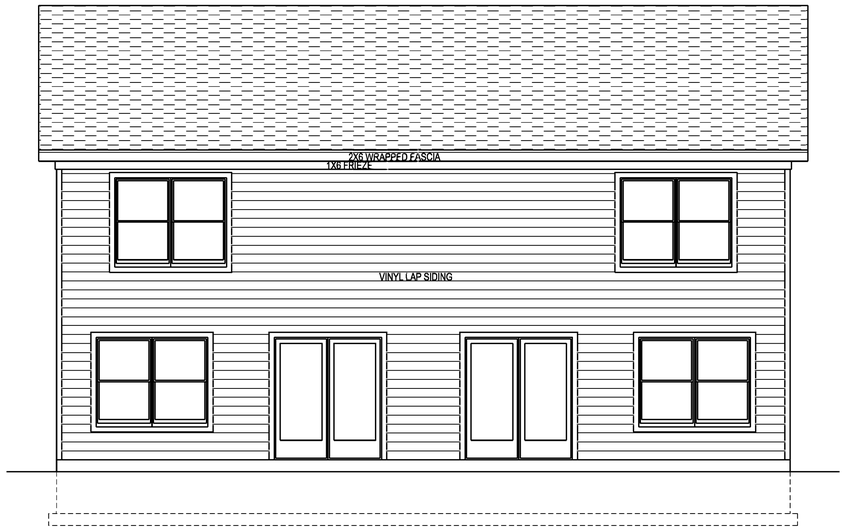
PRELIMINARY PLANS FOR
2 BEDROOM/ 2 1/2 BATH (B)
FULLENKAMP DUPLEXES
NEWPORT VILLAGE

DATE:
PHASE 1
2-5-2024
2-16-2024
PHASE 2
3-8-2024

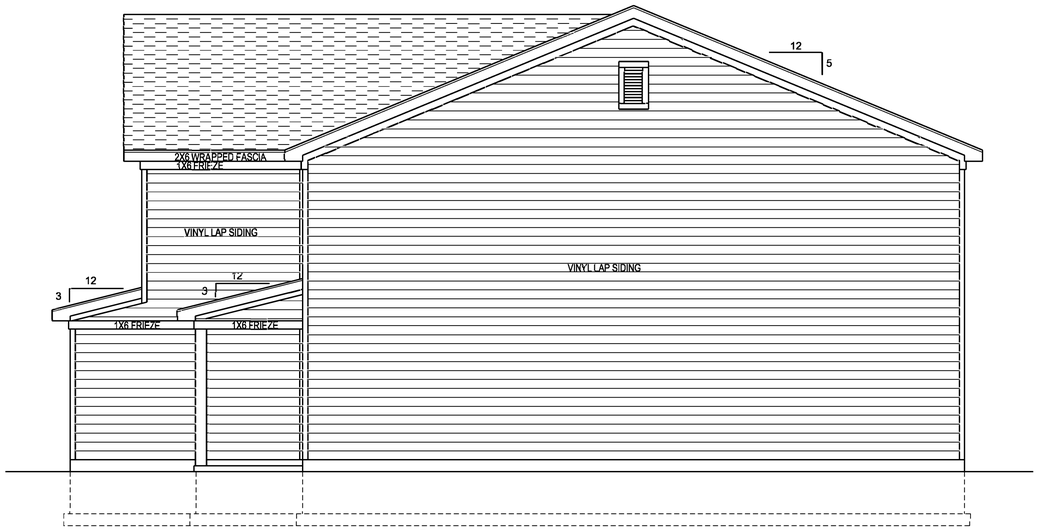
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN
HARSHMAN

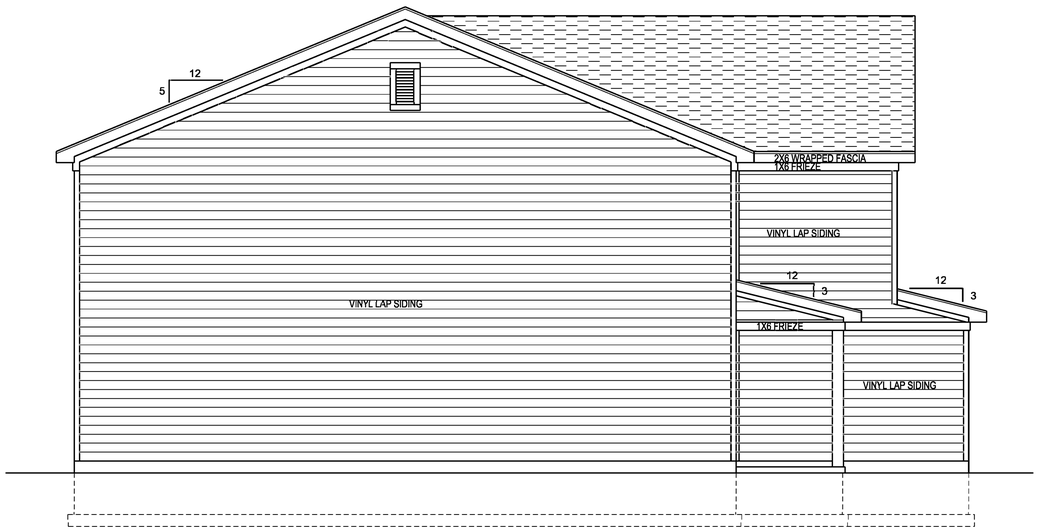
2019 RESIDENTIAL CODE OF OHIO
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1




- REAR ELEVATION -




- RIGHT ELEVATION -




- LEFT ELEVATION -


- FRONT ELEVATION -

HHD
HARSHMAN HOME DESIGN LLC
6678 TAVENSHIRE DR.
DAYTON, OHIO 45424
(937) 416-2601

DRAWING #

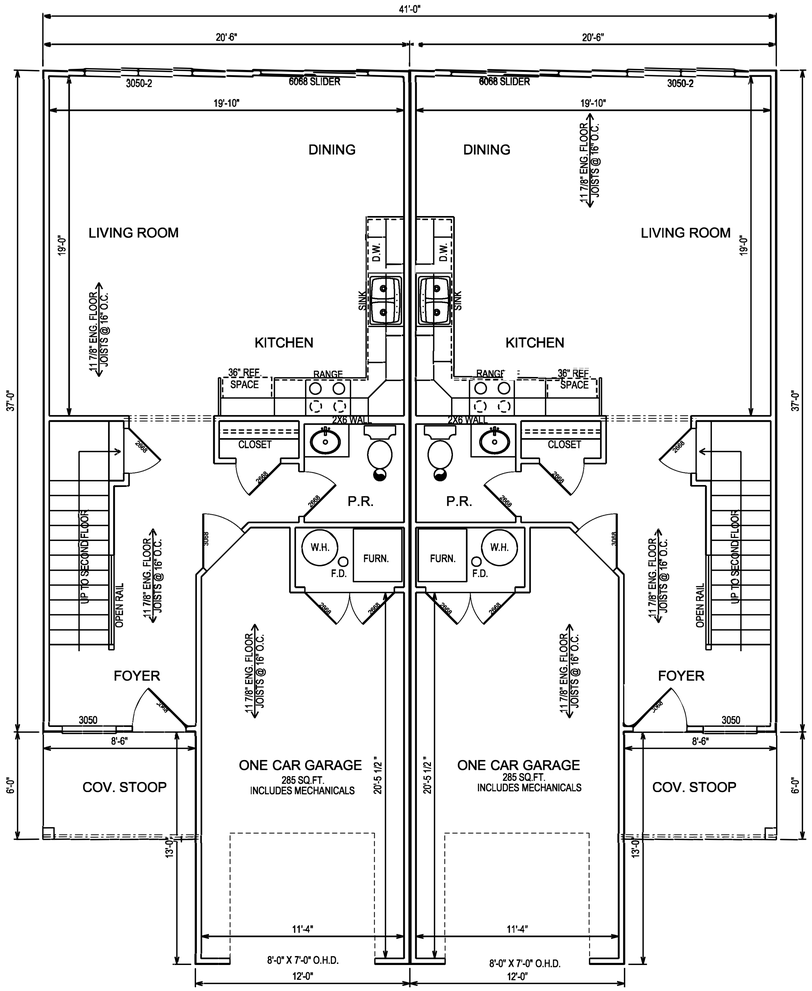
PRELIMINARY PLANS FOR
2 BEDROOM/ 2 1/2 BATH
FULLENKAMP DUPLEXES
NEWPORT VILLAGE

DATE:
PHASE 1
2-5-2024
2-16-2024
PHASE 2
2-27-2024

SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN
HARSHMAN

2019 RESIDENTIAL CODE OF OHIO
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1




- FIRST FLOOR PLAN -
630 SQ.FT.
8'-0" CEILING HEIGHT




- FIRST FLOOR PLAN -
630 SQ.FT.
8'-0" CEILING HEIGHT

- FOOTER AND FOUNDATION PLAN -


HHD
HARSHMAN HOME DESIGN LLC
6678 TAVENSHIRE DR.
DAYTON, OHIO 45424
(937) 416-2601


DRAWING #

PRELIMINARY PLANS FOR
2 BEDROOM/ 2 1/2 BATH
FULLENKAMP DUPLEXES
NEWPORT VILLAGE

DATE:
PHASE 1
2-5-2024
2-16-2024
PHASE 2
2-27-2024

SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN
HARSHMAN