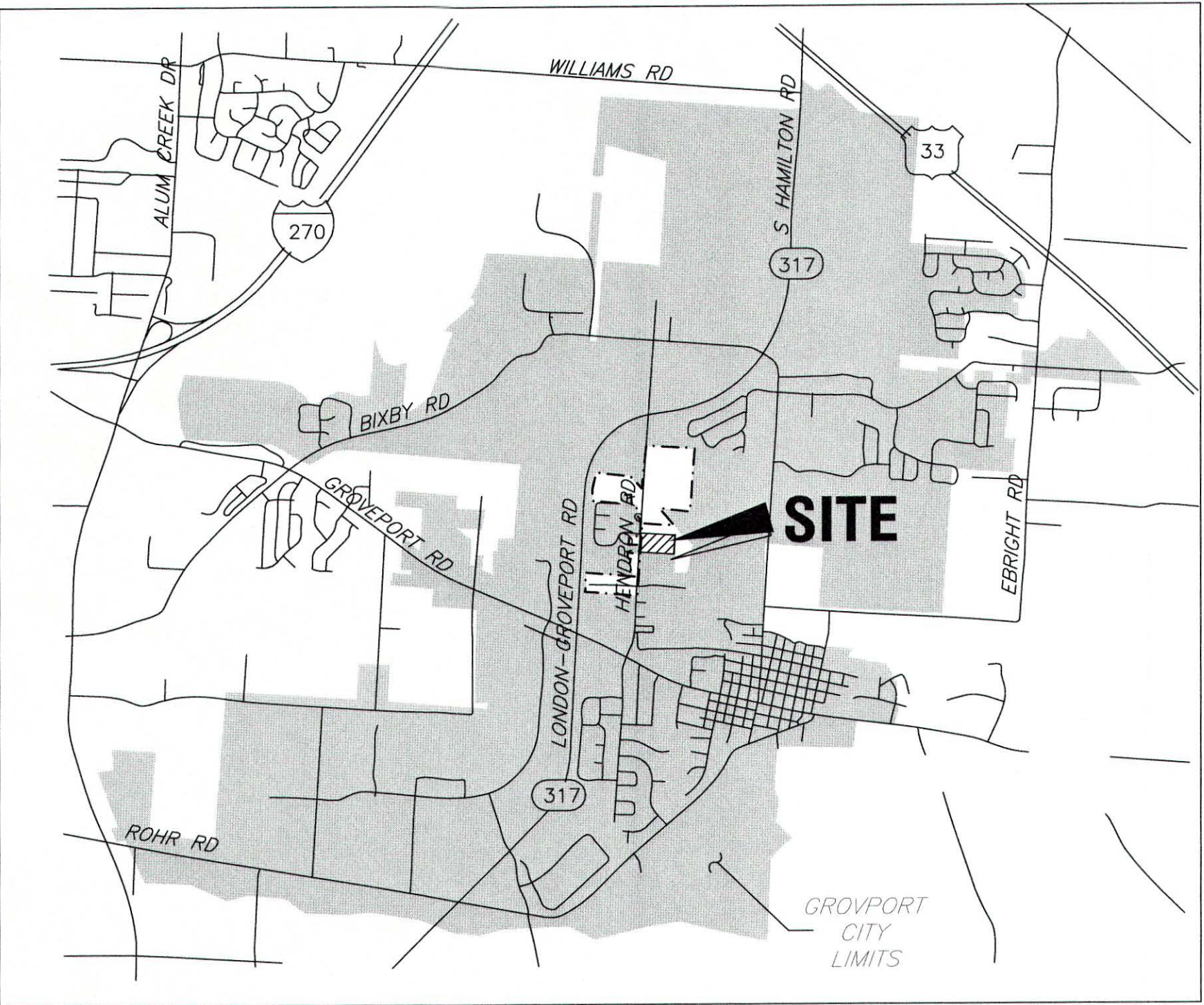


GROVEPORT, OHIO
GROVEPORT SENIOR VILLAGE PHASE II
PRELIMINARY DEVELOPMENT PLAN
SEPTEMBER 4, 2015

VALERIE J. SHOLTES,
ELISSA A. VILLERS, &
JAMES SEELIG
PARCEL ID 185-002763-00
6.004 ACRES
ZONED AG



LOCATION MAP
NOT TO SCALE

PROJECT NARRATIVE

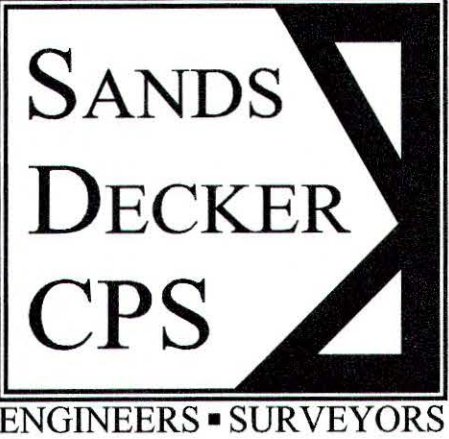
GROVEPORT SENIOR VILLGE II CONSISTS OF 10 ONE-BEDROOM AND 40 TWO-BEDROOM APARTMENTS WITH ATTACHED GARAGES FOR SENIORS TO BE LOCATED ON THE EAST SIDE OF HENDRON ROAD. THE PROPOSED DEVELOPMENT CONSISTS OF TEN ONE-STORY BUILDINGS THAT HAVE A TRADITIONAL CONDOMINIUM FEEL, A COMMUNITY BUILDING, RESIDENT COMMUNITY GARDEN, AND SHELTER HOUSE. THE EXTERIOR COLORS WILL BE COMPRISED OF EARTH TONES, AND THE ADDITION OF STONE TO THE FACADE HELPS THE BUILDINGS BLEND INTO THE SURROUNDINGS. THIS DEVELOPMENTS MISSION IS TO PROVIDE QUALITY AFFORDABLE HOUSING FOR SENIORS 55 YEARS AND OLDER.

SITE DATA

ZONED R (RURAL)
7.3 ACRES TOTAL SITE AREA (319475.23 S.F.)
FLOOD ZONE "X" (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN)
10 - ONE BEDROOM UNITS (APARTMENTS)
40 - TWO BEDROOM UNITS (APARTMENTS)
DENSITY 7 UNITS PER ACRE
35 PARKING SPACES (NOT INCLUDING DRIVEWAYS AND GARAGES)
LOT COVERAGE: 61%
66,440 S.F. BUILDINGS
127,566 S.F. PAVEMENT/WALKS
125,469 S.F. LANDSCAPING/GREEN SPACE
ALL DRIVES AND SIDEWALKS OUTSIDE THE R/W ARE PRIVATE

CONSTRUCTION SEQUENCE

CONSTRUCTION START MARCH 2017
COMMUNITY BUILDING COMPLETE JULY 2017
APARTMENT BUILDINGS COMPLETE NOVEMBER 2017
PARKING AND STREETS COMPLETE APRIL 2018
LANDSCAPING COMPLETE APRIL 2018



11 WEST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

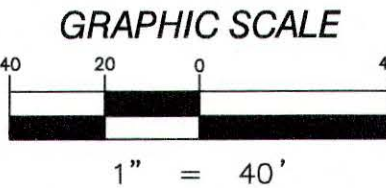
1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640

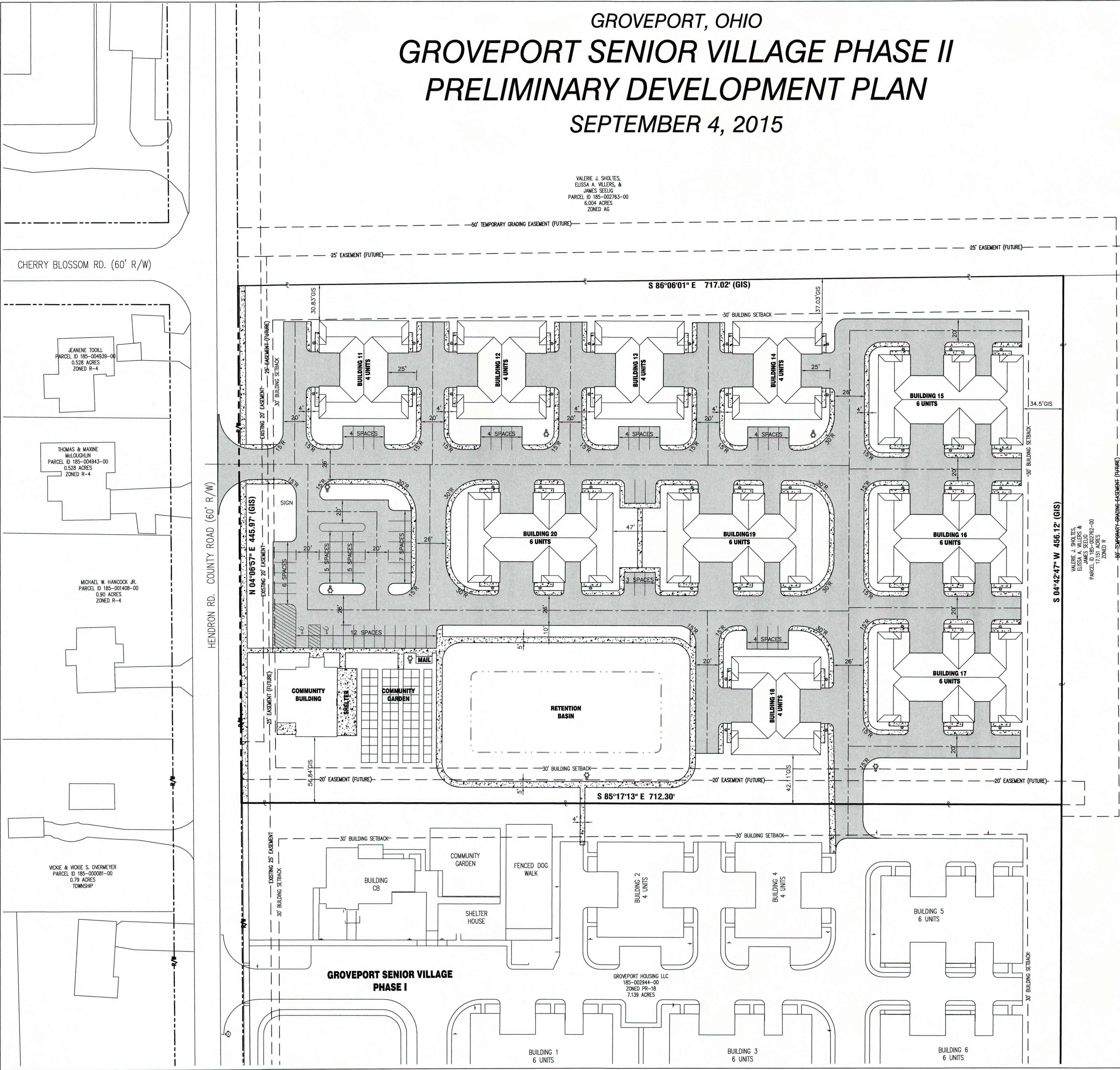
GROVEPORT SENIOR VILLAGE PH II
PRELIMINARY DEVELOPMENT PLAN
GROVEPORT, OHIO

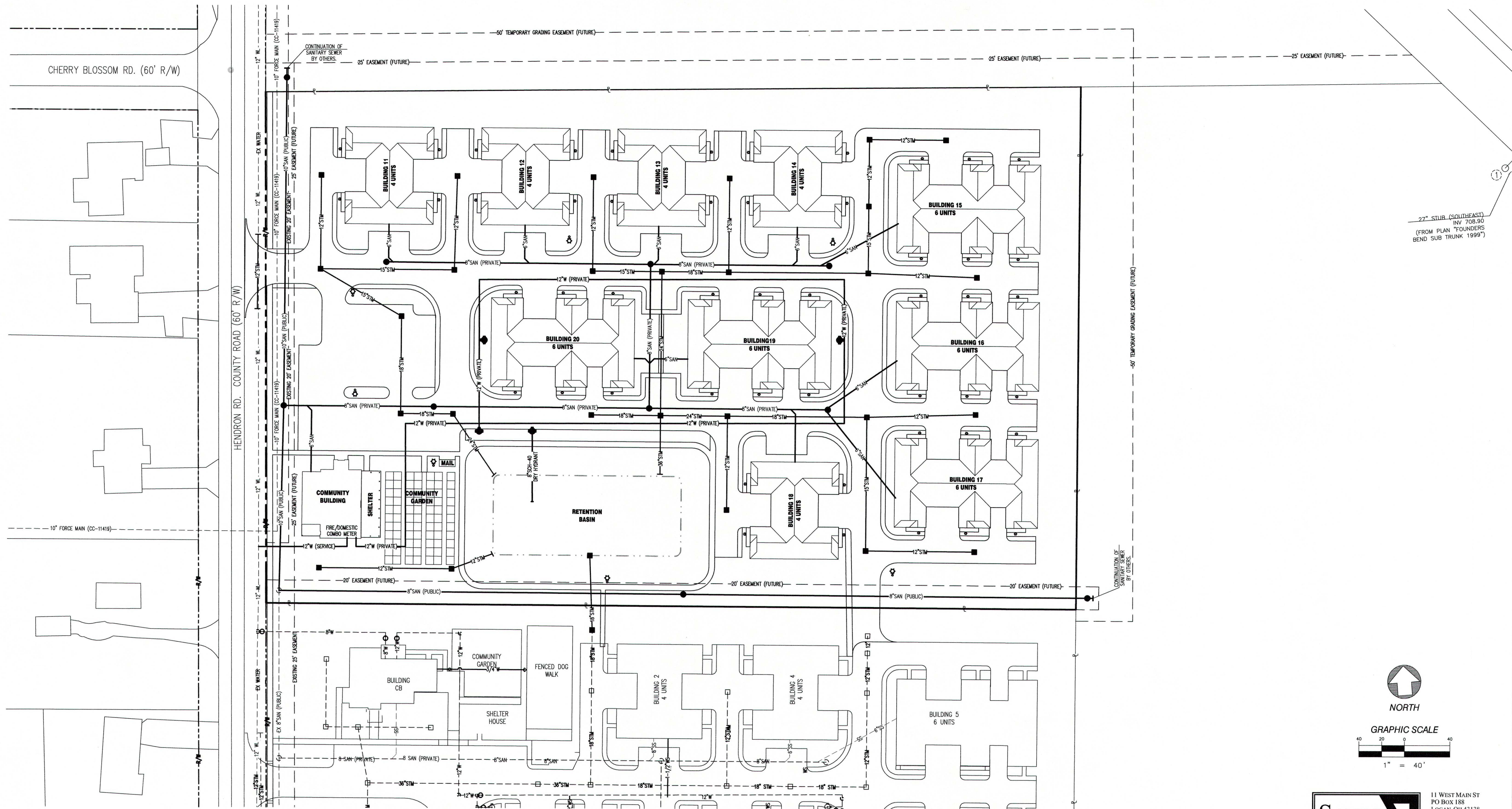
OWNER:
GROVEPORT HOUSING LLC
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

SCALE: - AS NOTED
DATE: SEPTEMBER 4, 2015 SHEET: C1.1



Know what's below.
Call before you dig.





NOTE:
ALL STORM SEWERS, SANITARY SEWERS, AND WATER LINES OUTSIDE THE R/W WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS LABELED (PUBLIC).

SITE LIGHTING NARRATIVE

ALL UNITS WILL HAVE A POST LIGHT FIXTURE IN THE FRONT YARD ADJACENT THE FRONT PORCH AND DRIVEWAY. THE YARD LIGHTS WILL HAVE A 26W FLUORESCENT LAMP AND WILL BE TIED INTO BUILDING PHOTOCELLS TO PROVIDE CONSTANT ILLUMINATION FROM DUSK TO DAWN. ALL UNITS WILL ALSO HAVE A SOFFIT-MOUNTED LIGHT ABOVE EACH GARAGE DOOR, WITH AN 18W FLUORESCENT LAMP, WHICH WILL ALSO BE TIED INTO THE BUILDING PHOTOCELL. ADDITIONALLY, FOUR TO EIGHT 18' TALL SITE LIGHTS WILL BE LOCATED THROUGHOUT THE SITE AS NECESSARY TO CREATE A SAFE AND ACCESSIBLE ENVIRONMENT AT NIGHT. A FULLY DETAILED SITE LIGHTING PLAN SHALL BE DOCUMENTED AS PART OF THE SITE DEVELOPMENT PLAN. ALL SITE LIGHTING WITH IN THE R/W WILL BE PRIVATELY OWNED AND MAINTAINED.

**SANDS
DECKER
CPS**

ENGINEERS • SURVEYORS

11 WEST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

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COLUMBUS, OH 43220
614-459-6992
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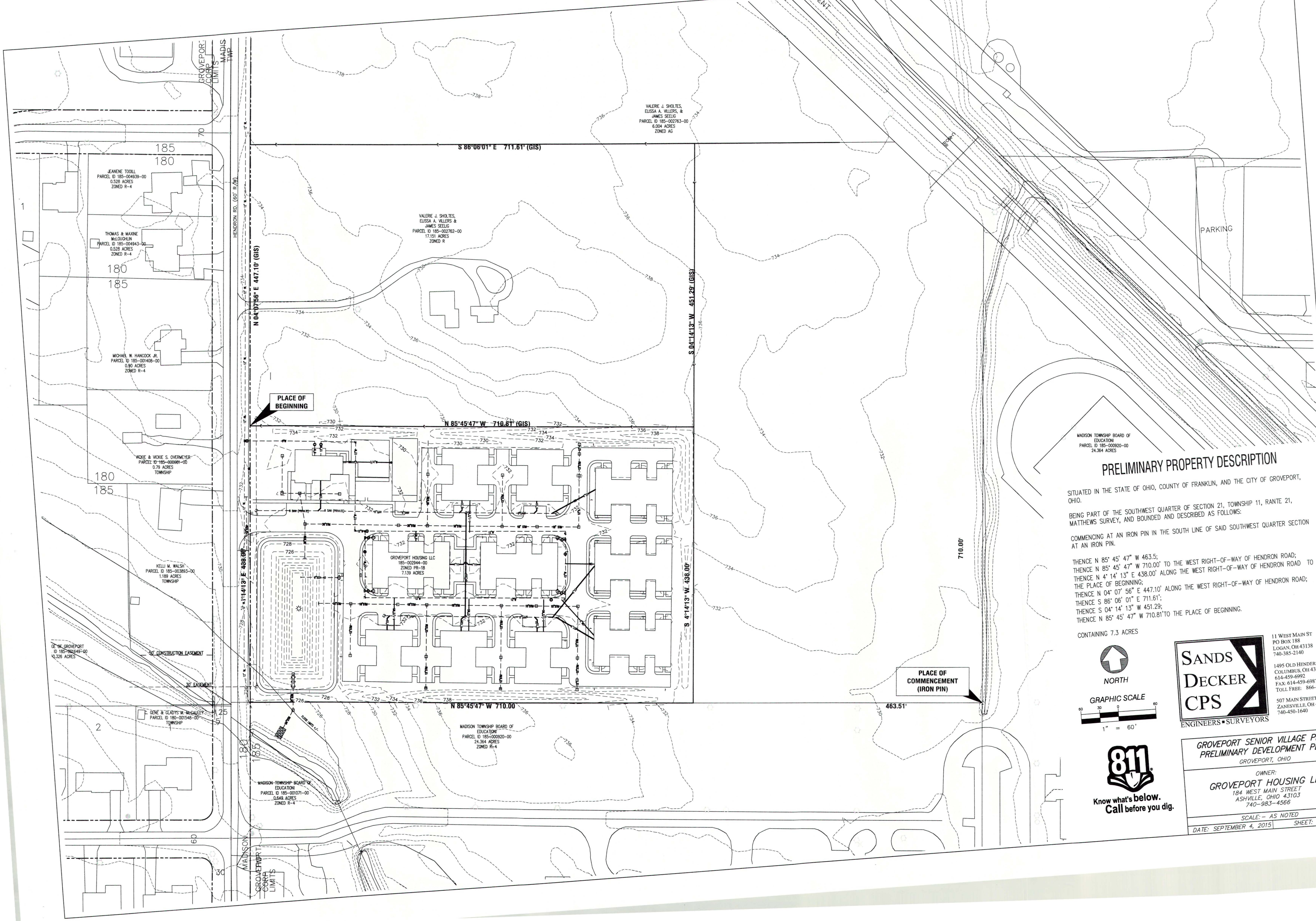
811

Know what's below.
Call before you dig.

**GROVEPORT SENIOR VILLAGE PH II
PRELIMINARY DEVELOPMENT PLAN**
GROVEPORT, OHIO

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

SCALE: — AS NOTED
DATE: SEPTEMBER 4, 2015 SHEET: C2.1



PRELIMINARY PROPERTY DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND THE CITY OF GROVEPORT, OHIO.

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11, RANGE 21, MATTHEWS SURVEY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION AT AN IRON PIN.

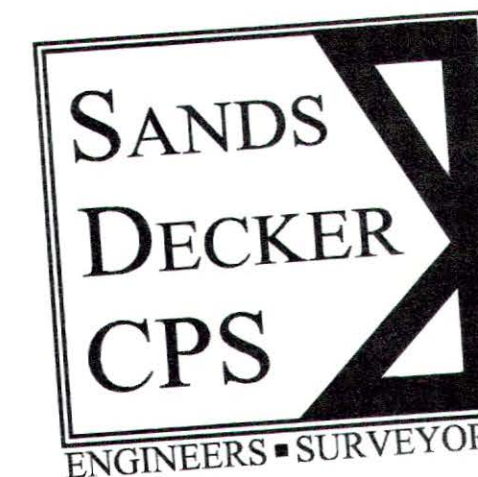
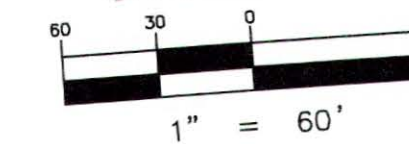
THENCE N 85° 45' 47" W 463.51';
THENCE N 85° 45' 47" W 710.00' TO THE WEST RIGHT-OF-WAY OF HENDRON ROAD;
THENCE N 4° 14' 13" E 438.00' ALONG THE WEST RIGHT-OF-WAY OF HENDRON ROAD TO THE PLACE OF BEGINNING;
THENCE N 04° 07' 56" E 447.10' ALONG THE WEST RIGHT-OF-WAY OF HENDRON ROAD;
THENCE S 86° 06' 01" E 711.61';
THENCE S 04° 14' 13" W 451.29';
THENCE N 85° 45' 47" W 710.81' TO THE PLACE OF BEGINNING.

CONTAINING 7.3 ACRES



NORTH

GRAPHIC SCALE



11 WEST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

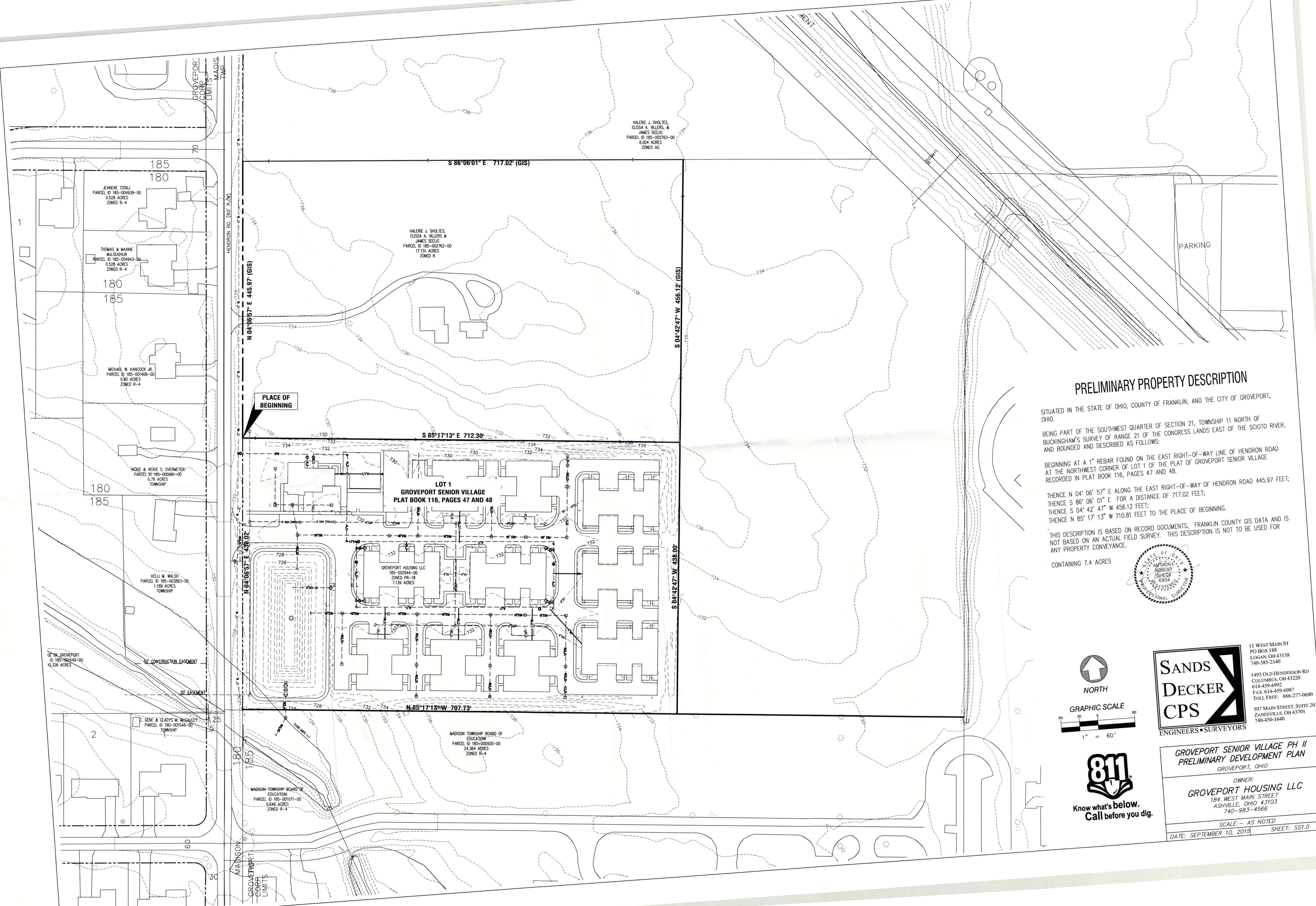
1495 OLD HENDERSON R.
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0000

507 MAIN STREET, SUITE
ZANESVILLE, OH 43701
740-450-1640

GROVEPORT SENIOR VILLAGE PH II
PRELIMINARY DEVELOPMENT PLAN
GROVEPORT, OHIO

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

SCALE: - AS NOTED
DATE: SEPTEMBER 4, 2015 SHEET: 551



PRELIMINARY PROPERTY DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND THE CITY OF GROVEPORT, OHIO.

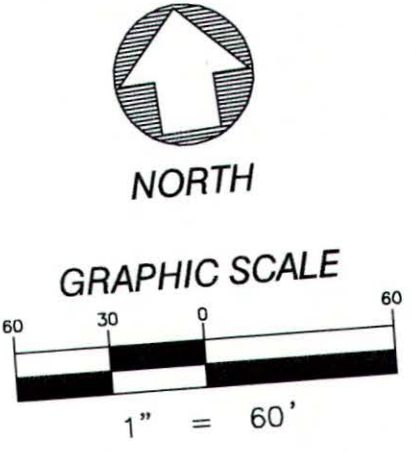
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH OF BUCKINGHAM'S SURVEY OF RANGE 21 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF HENDRON ROAD AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF GROVEPORT SENIOR VILLAGE RECORDED IN PLAT BOOK 116, PAGES 47 AND 48.

THENCE N 04° 06' 57" E ALONG THE EAST RIGHT-OF-WAY OF HENDRON ROAD 445.97 FEET;
THENCE S 86° 06' 01" E FOR A DISTANCE OF 717.02 FEET;
THENCE S 04° 42' 47" W 456.12 FEET;
THENCE N 85° 17' 13" W 710.81 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS BASED ON RECORD DOCUMENTS, FRANKLIN COUNTY GIS DATA AND IS NOT BASED ON AN ACTUAL FIELD SURVEY. THIS DESCRIPTION IS NOT TO BE USED FOR ANY PROPERTY CONVEYANCE.

CONTAINING 7.4 ACRES



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740-450-1640

**GROVEPORT SENIOR VILLAGE PH II
PRELIMINARY DEVELOPMENT PLAN**
GROVEPORT, OHIO

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

SCALE: - AS NOTED
DATE: SEPTEMBER 10, 2015 SHEET: SS1.0

