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JAN 19 2010

GC PLANNING COMMISSION

CITY OF GROVE CITY
4035 Broadway
Grove City, Ohio 43123
(614) 277-3000
Fax (614) 277-3011
www.ci.grove-city.oh.us

PRELIMINARY DEVELOPMENT PLAN APPLICATION

FEE $150.00

Date Submitted 1/19/10

PROJECT INFORMATION

PROJECT NAME	LAMPLIGHTER SENIOR VILLAGE
PROPERTY LOCATION/ADDRESS	APPROX 6.41 AC. OFF LAMPLIGHTER DR.
PARCEL TAX ID #	040-012669
EXISTING ZONING	PUD-R
PROPOSED ZONING	PUD-R
PROPERTY OWNER('S)	ELIZABETH MORBITZER TR.
MAILING ADDRESS	1237 White Rd. Grove City OH 43123
DAYTIME TELEPHONE	(614) 875-4304
FAX NUMBER	( )
E-MAIL	

APPLICANT/AGENT

NAME OF APPLICANT	L.W. ASSOCIATES
MAILING ADDRESS	184 W. MAIN St. Ashville, OH 43013
DAYTIME TELEPHONE	(614) 374-0342
FAX NUMBER	(740) 983-2932
E-MAIL	JLEVally@LWAssociates.net
DESIGNATED CONTACT PERSON	JOHN LeVally
DAYTIME TELEPHONE	(740) 983-4566

I, JOHN LeVally for L.W. Associates, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant John C. LeVally Date 1/11/10

Signature of Owner Elizabeth T. Morbitzer Trustee Date 1/11/10

FOR OFFICE USE ONLY

DATE RECEIVED 1/19/10	PAYMENT RECEIVED/AMOUNT 150-	CHECK NUMBER 2205
RECEIVED BY Nanea	DATE SCHEDULED FOR PC 2-23-10	TEXT INCLUDED YES NO
PROJECT ID # 201001190002	PLANNING COMMISSION ACTION APPROVED DISAPPROVED	

THE CITY OF GROVE CITY

PRELIMINARY DEVELOPMENT PLAN APPLICATION CHECKLIST

PLANNED UNIT DEVELOPMENT DISTRICTS 1135.14(b)

In accordance with the requirements of the Planned Unit Development District, the applicant must submit the four (4) items listed below and illustrate them on the Preliminary Development Plan, per Section 1135.14 (b) of the Codified Ordinances.

These items are mandatory in addition the requirements of the Preliminary Development Plan Checklist per Section 1101.08 of the Codified Ordinances:

_X_ 1. Proposed site plan, showing building locations, locations of existing trees six inches (6") or greater in diameter, and land use areas.

_X_ 2. Proposed traffic circulation, parking areas, pedestrian walks and landscaping

_X_ 3. Proposed major utility locations.

_X_ 4. Proposed construction sequence for buildings, parking spaces, and landscaped areas.

Failure to illustrate all required checklist items on the submission will be viewed as an incomplete application and will not be placed on the Planning Commission Agenda.

THE CITY OF GROVE CITY

PRELIMINARY DEVELOPMENT PLAN APPLICATION CHECKLIST

Please submit eighteen (18) copies of the following information in addition to the $150.00 Preliminary Development Plan fee no later than 4:00 PM two (2) weeks prior to the Planning Commission meeting you wish this application to be considered. Please be advised that plans must be folded and no application shall be considered complete without the proper fee.

Place all the following information on a scaled drawing on a 24" x 36" sheet.

X 1. A title block in the lower right hand corner containing:
- "Preliminary Development Plan"
- Name of project
- Name and address of owner
- Date

X 2. Location Map, North Arrow (up or to the left)

X 3. Locations of existing trees 6" or greater in diameter (Separate sheet) (Chap. 1135.14 b1)

X 4. The property dimensions and boundary lines of the site, including total acreage and /or total square footage of site, and approximate distance to the nearest cross street.

X 5. Existing or proposed building locations on or adjacent to the property.

X 6. Existing public streets or private drives with street name, right-of-way and pavement width, median openings and all turn lanes. (see Chap. 901)

X 7. Existing zoning of parcel and adjacent parcels.

X 8. Proposed areas of dedication, if necessary, including streets, alleys, easements and their dimensions. (Chap. 1141.01a)

X 9. Points of ingress / egress including width of driveways and distances between driveways.

X 10. Existing or proposed driveways adjacent to or across the street from the property including their widths. (Chap. 1105.03)

X 11. Parking areas and spaces including parking aisles. (Chap. 1136.06)

X 12. Proposed lot coverage, including total square footage proposed in project and percentage of square footage of landscaping. (Chap. 1136.06)

X 13. Topography shown at five (5) foot contours or less.

X 14. Any required or proposed screening walls or fences. (Chap. 1136.08)

X 15. Any existing creeks, open ditches, woods, and landscaping. (Chap. 1136, 1137.05)

X 16. Proposed yards or open space. (Chap 1131.03, 1135.15, 1141.01b)

X 17. A narrative describing the nature of the project to be at least one paragraph long.