

## **Narrative for Story Point, Grove City, Ohio**

Applicant proposes to construct an approximately 180,000 square foot, one-three story building with private roads. The purpose of this planned development is for the creation of senior housing and special care housing for those requiring more supervised living conditions. The senior housing will be delivered through a three-story (approx. 50'-0" tall) apartment building. 92 apartments will be made up of seventy-two (72) 685 SF one-bedroom units, twelve (12) 965 SF two-bedroom units and eight (8) 1085 SF 2-bedroom deluxe units. Amenities will include a variety of dining venues, indoor and outdoor activity areas, shops, postal services, bank, salon/barber, library and computer classroom and multi-purpose rooms for larger gatherings, fitness or other group activities. The use of these amenities are limited to the residents and their guests and are not open to the public.

The housing programs for those requiring more services/assistance include The Harbors – an independent living program with 30 additional apartments offering “catered” services providing moderate assistance to those with slightly higher needs, but not the intensity required of an assisted or nursing care resident. The Harbors, located in the southwest quadrant, is a 1-story wing (Approx. 27'-0" tall) made up of four (4) 480 SF Studios, twenty-four (24) 640 SF 1-bedroom units and two (2) 950 SF 2-bedroom units.

Finally, a specialized 1-story environment for seniors with Alzheimer’s or other associated dementias affecting memory and other cognitive skills is planned as a connected, yet stand-alone 36 unit, housing option for those unique seniors. The A.L. & Memory, located in the southeast quadrant, is a 1-story wing (Approx. 30'-0" tall) made up of thirty-two (32) 295 SF 1-bed units and four (4) 450 SF 2-bed units.

# 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.

1. A title block in the lower right hand corner containing:
  - "Preliminary Development Plan"
  - Name of project
  - Name and address of owner
  - Date
2. Location Map, North Arrow (up or to the left)
3. Locations of existing trees 6" or greater in diameter (Separate sheet) (Chap. 1135.14 b1)
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.
5. Existing or proposed building locations on or adjacent to the property.
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)
7. Existing zoning of parcel and adjacent parcels.
8. Proposed areas of dedication, if necessary, including streets, alleys, easements and their dimensions. (Chap. 1141.01a)
9. Points of ingress / egress including width of driveways and distances between driveways.
10. Existing or proposed driveways adjacent to or across the street from the property including their widths. (Chap. 1105.03)
11. Parking areas and spaces including parking aisles. (Chap. 1136.06)
12. Proposed lot coverage, including total square footage proposed in project and percentage of square footage of landscaping. (Chap. 1136.06)
13. Topography shown at five (5) foot contours or less.
14. Any required or proposed screening walls or fences. (Chap. 1136.08)
15. Any existing creeks, open ditches, woods, and landscaping. (Chap. 1136, 1137.05)
16. Proposed yards or open space. (Chap 1131.03, 1135.15, 1141.01b)
17. A narrative describing the nature of the project to be at least one paragraph long.

**LEGAL DESCRIPTION**  
**15.974 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 1434 of the Virginia Military District, being a part of the 86.388 acre tract conveyed to Joseph D. Brown and Marcia L. Brown by of record in Instrument Number 200001120008580 and in Instrument Number 201209140136739 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

**COMMENCING, FOR REFERENCE**, at Franklin County Geodetic Survey monument number 2018 found at the intersection of the centerline of Orders Road (right of way width varies) and the centerline of Haughn Road (right of way width varies) being also the northeasterly corner of the 0.896 acre tract conveyed to the Franklin County Commissioners by deed of record in Instrument Number 200408170192072 and the northwesterly corner of the 0.727 acre tract conveyed to Dorothy A. Miller by deed of record in Instrument Number 201303220048045;

thence, South 02° 36' 56" West, 750.00 feet, along the centerline of Haughn Road, the easterly line of the 0.896 acre tract, the westerly line of the 0.727 acre tract, the westerly line of the 0.460 acre tract conveyed to Betty D. Gardner by deed of record in Official Record 5102 E09 and the westerly line of the 4.422 acre tract conveyed to Rebecca L. Absten and Michael J. Absten by deed of record in Instrument Number 200406090133243, to a Mag Nail set in the southeasterly corner of the 0.896 acre tract and being the **PRINCIPAL PLACE OF BEGINNING**;

thence, continuing South 02° 36' 56" West, 254.58 feet, along the centerline of Haughn Road, to a Mag Nail set;

thence, North 82° 23' 04" West, 810.50 feet, to an iron pin set, passing for reference an iron pin set at 20.08 feet in the westerly right of way line of Haughn Road;

thence, North 02° 36' 56" East, 889.58 feet, to an iron pin set in the southerly line of the 2.250 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument 201410310144844;

thence, South 86° 59' 05" East, 651.50 feet, along the southerly line of the 2.250 acre tract and the northerly line of the Brown tract, to an iron pin found (13/16" ID. iron pipe with "EMHT" plug per survey by Joshua M. Meyer);

thence, South 26° 06' 28" East, 114.30 feet, along a southwesterly line of the 2.250 acre tract and a northeasterly line of the Brown tract, to an iron pin found (13/16" ID. iron pipe with "EMHT" plug per survey by Joshua M. Meyer);

thence, South 09° 55' 41" East, 234.82 feet, along a southwesterly line of the 2.250 acre tract and a northeasterly line of the Brown tract, to an iron pin found (13/16" ID. iron pipe with

“EMHT” plug per survey by Joshua M. Meyer) in the westerly line of the Franklin County Commissioners 0.896 acre tract;

thence, South 02° 36’ 56” West, 371.64 feet, along the westerly line of the 0.896 acre tract and an easterly line of the Brown tract, to an iron pin set in the southwesterly corner of the 0.896 acre tract;

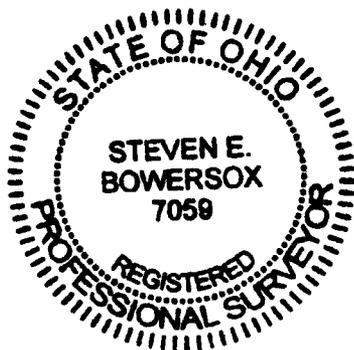
thence, South 87° 23’ 04” East, 50.00 feet, along the southerly line of the 0.896 acre tract and a northerly line of the Brown tract, to the Principal Place of Beginning, passing for reference an iron pin set at 30.00 feet.

Containing 15.974 acres more or less of which 0.116 acres is within the present right of way occupied by Haughn Road. Subject, however, to all legal rights of way and/or easements, if any, of previous record.

Iron pins set, where indicated, are 5/8 inch diameter by 30 inches in length solid re-bars with yellow plastic caps bearing the inscription of Choice One Engineering and SEB LS-7059.

The bearings shown on this survey are based on NAD 83, GEOID 2003, Ohio South Zone, ODOT VRS CORS Network and verified by field traverse utilizing and referencing the Franklin County Engineering Department monuments FCGS 5623, FCGS 2018, FCGS 2017 and L21. The bearing of South 02° 36’ 56” East between monuments FCGS 2018 and FCGS 2017 was utilized as the “basis of bearings” for this survey.

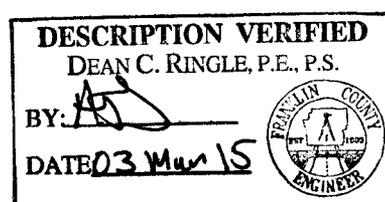
This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey during the month of February 2015 performed under the direct supervision of Steven E. Bowersox, Ohio Professional Surveyor number 7059.

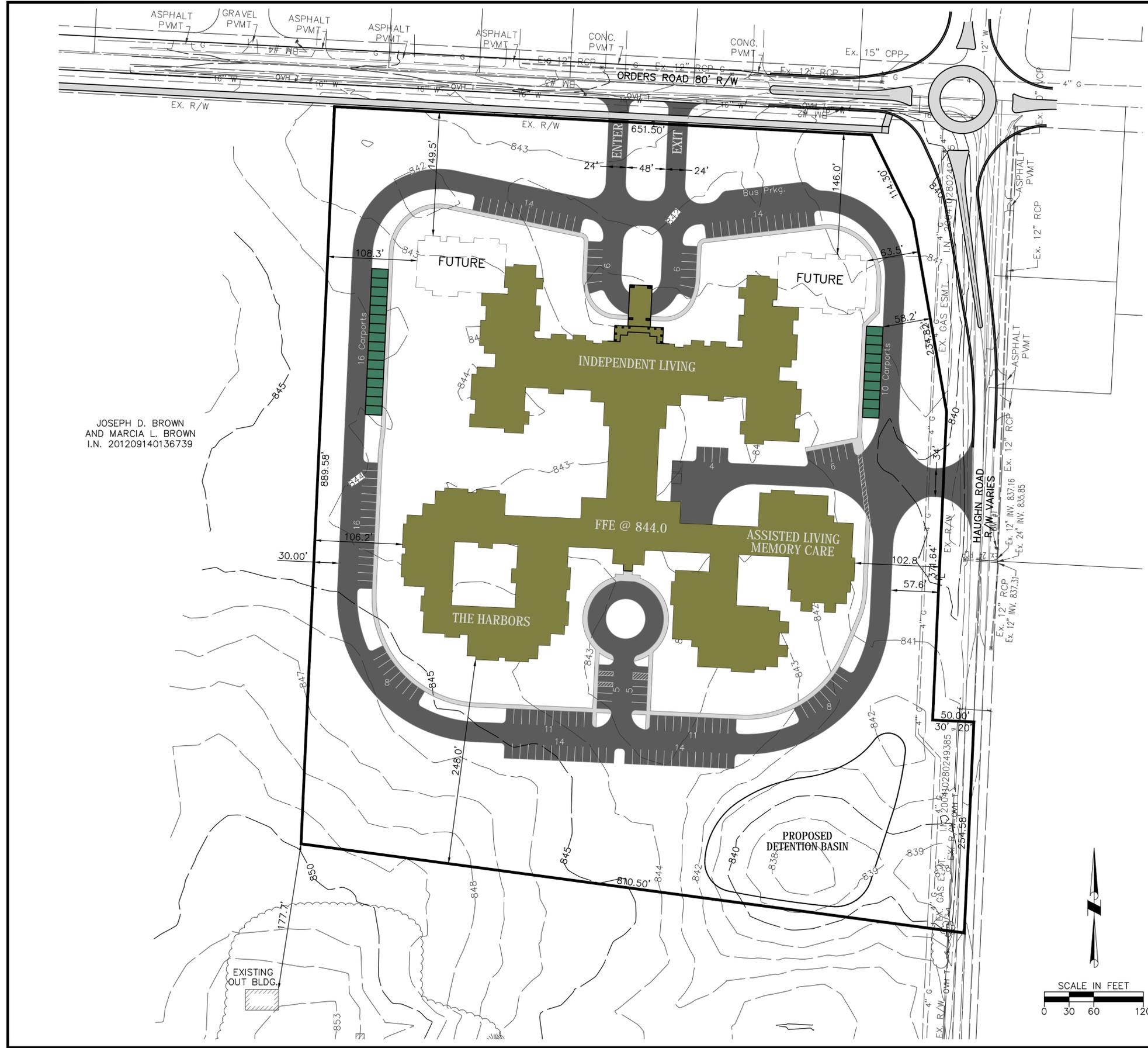


CHOICE ONE ENGINEERING

*Steven E. Bowersox* 3/2/2015  
Steven E. Bowersox Date  
Professional Surveyor No. 7059

0-33-2  
Split  
15.974 acre  
0-tot  
(160)  
184





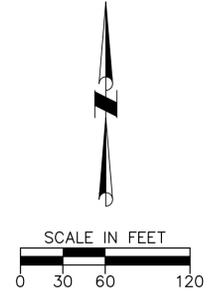
JOSEPH D. BROWN  
AND MARCIA L. BROWN  
I.N. 201209140136739



**SITE DATA**  
 BUILDING COVERAGE: 2.8 AC. (17.5%)  
 PAVEMENT COVERAGE: 3.0 AC. (18.8%)  
 OPEN/GREEN SPACE: 10.174 AC. (63.7%)  
 TOTAL SITE: 15.974 AC.

**PARKING**  
 142 PARKING SPACES  
 26 CARPORTS  
 168 TOTAL

**NOTES**  
 1. ORDERS AND HAUGHN ROADS ARE SHOWN PER PRELIMINARY IMPROVEMENT PLANS DATED JANUARY 9, 2015.  
 2. PROPOSED LANDSCAPING SHOWN ON SEPARATE SHEET L1.01



**PRELIMINARY DEVELOPMENT PLAN  
 STORY POINT**  
 OWNER: JOSEPH & MARCIA BROWN  
 2208 PINEVIEW DRIVE  
 MUNCIE, IN 47303  
 DEVELOPER: TRIPLE M INVESTMENTS  
 11640 SAN VINCENTE BLVD., SUITE 202  
 LOS ANGELES, CA 90049

CHOICE  
**ONE**  
 ENGINEERING

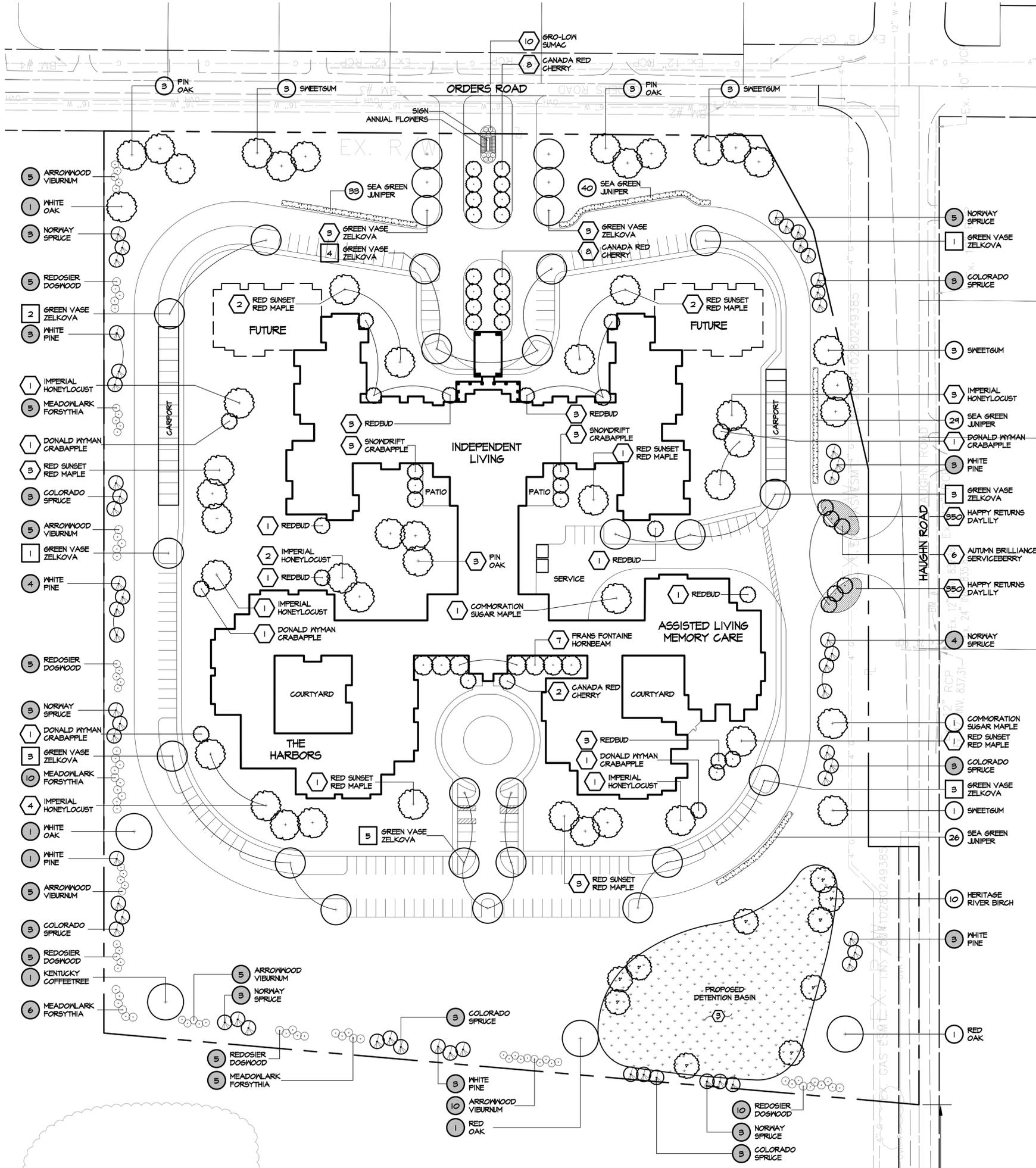
140 E. HOFVISHIER ROAD  
 SIDNEY, OHIO 45385  
 (877) 487-0200  
 www.choiceoneengineering.com  
 203 W. LOVELAND AVENUE  
 LOVELAND, OHIO 45140  
 (513) 233-8574

**STORY POINT, A SENIOR LIVING FACILITY  
 CITY OF GROVE CITY, OHIO  
 PRELIMINARY DEVELOPMENT PLAN**

REVISIONS:

FILE NAME  
FRAGC11403\_pdp  
 DRAWN BY  
seb  
 CHECKED BY  
JSP  
 PROJECT No.  
FRAGC11403  
 DATE  
03-20-2015  
 SHEET NUMBER

1 OF 1



**GENERAL NOTES**

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. ALL PARKING ISLANDS ARE TO BE MULCHED UNLESS NOTED OTHERWISE.

**CONSTRUCTION NOTES**

- ① SEED PARKING ISLAND.
- ② MULCH PARKING ISLANDS.
- ③ BIO-RETENTION SEED MIX

**LANDSCAPE CODE SUMMARY**

ORDINANCE	PROVIDED	KEY
1136.06 (a) (2) OPTION A	- 3'-0" MIN. HGT. EVERGREEN HEDGE AT FRONTAGE WITH PARKING - 48 2" CAL. TREES FOR 1,678' FRONTAGE	○
1136.06 (b)	- 32 2" CAL. TREES - 53 EVERGREEN TREES - 26 DECIDUOUS SHRUBS FOR 1,700' OF PROPERTY LINE (WEST AND SOUTH)	●
1136.06 (d)	- 22 2" CAL. TREES FOR PENINSULAS, ISLANDS, AND END ISLANDS AS SHOWN ON PLAN.	□
1136.08	- SERVICE AREA LOCATED WITHIN BUILDING COURTYARD AND NOT VISIBLE. NO PLANTING PROVIDED.	
1136.09 (a)(1)	- 48 2" CAL. SMALL TREES = 40 TREES - 14 2" CAL. MEDIUM TREES - 23 2" CAL. LARGE TREES  - LANDSCAPE ENTRY FEATURES AND SIGN PROVIDED WITH X 5F TOTAL SIZE. - IRRIGATION SHALL BE PROVIDED.	⬡

NOTE:  
ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08 OF THE LANDSCAPING CODE.

CONSULTANTS

SEAL **PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT TITLE

**StoryPoint**  
Grove City, OH

CLIENT

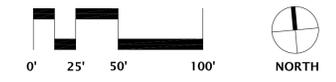
PROJECT NO. XXXXX  
Date 03/19/15  
Revisions

Sheet Title

**OVERALL PLANTING PLAN**

Sheet Number

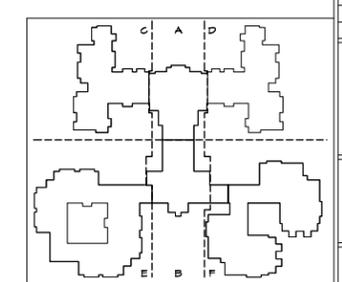
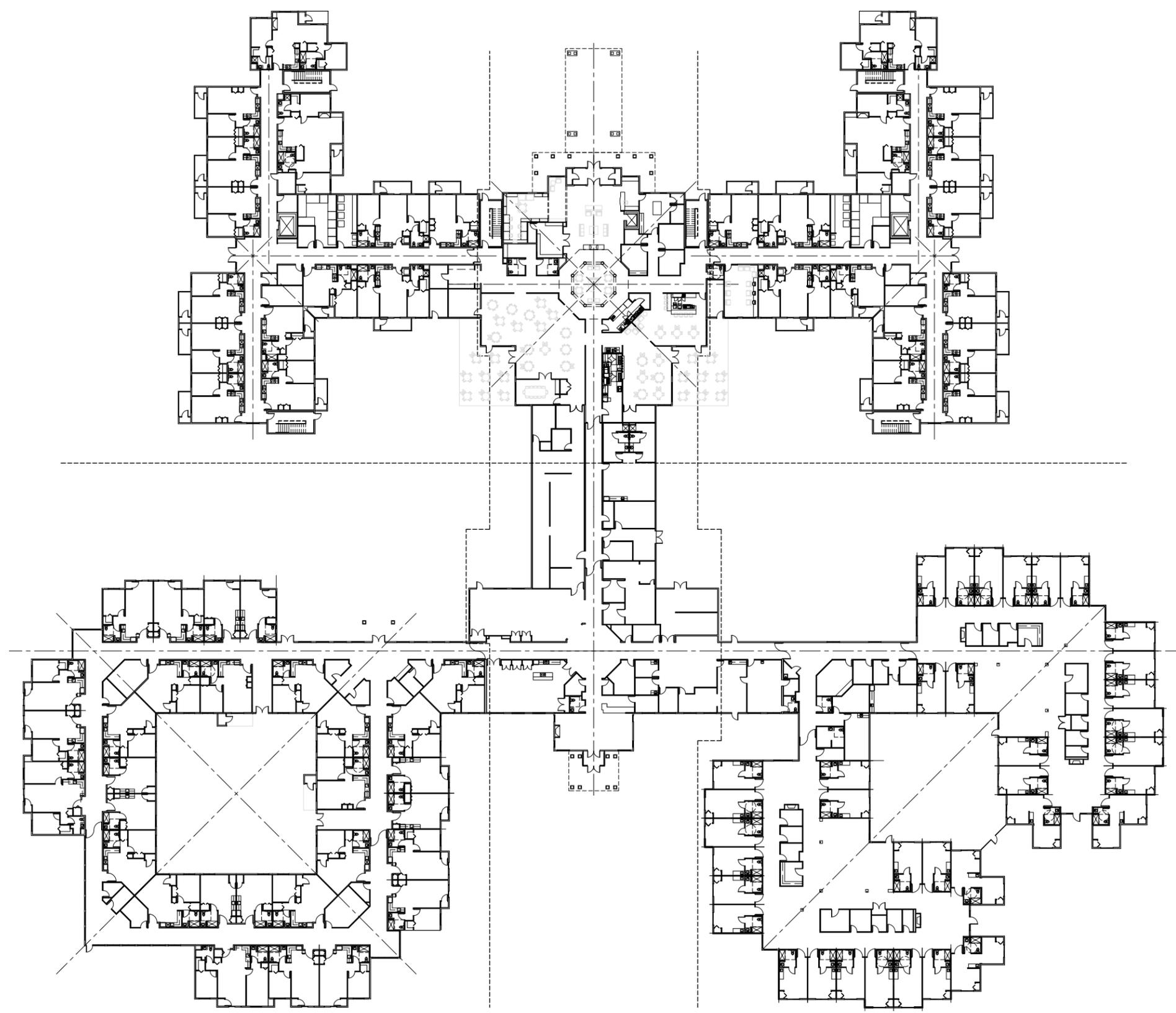
**L1.01**





350 West Spring Street  
 Suite 265  
 Columbus, Ohio 43215  
 614.459.2455 FX  
 614.455.2455 FX  
 www.ph7architects.com

NOT FOR CONSTRUCTION



F1 KEY PLAN  
 SCALE: N.T.S.

StoryPoint Prototype

CSIG DEVELOPMENT COMPANY, LLC  
 2200 GENOA BUSINESS PARK DRIVE  
 BRIGHTON, MI 48114

NO.	DATE	REVISION

