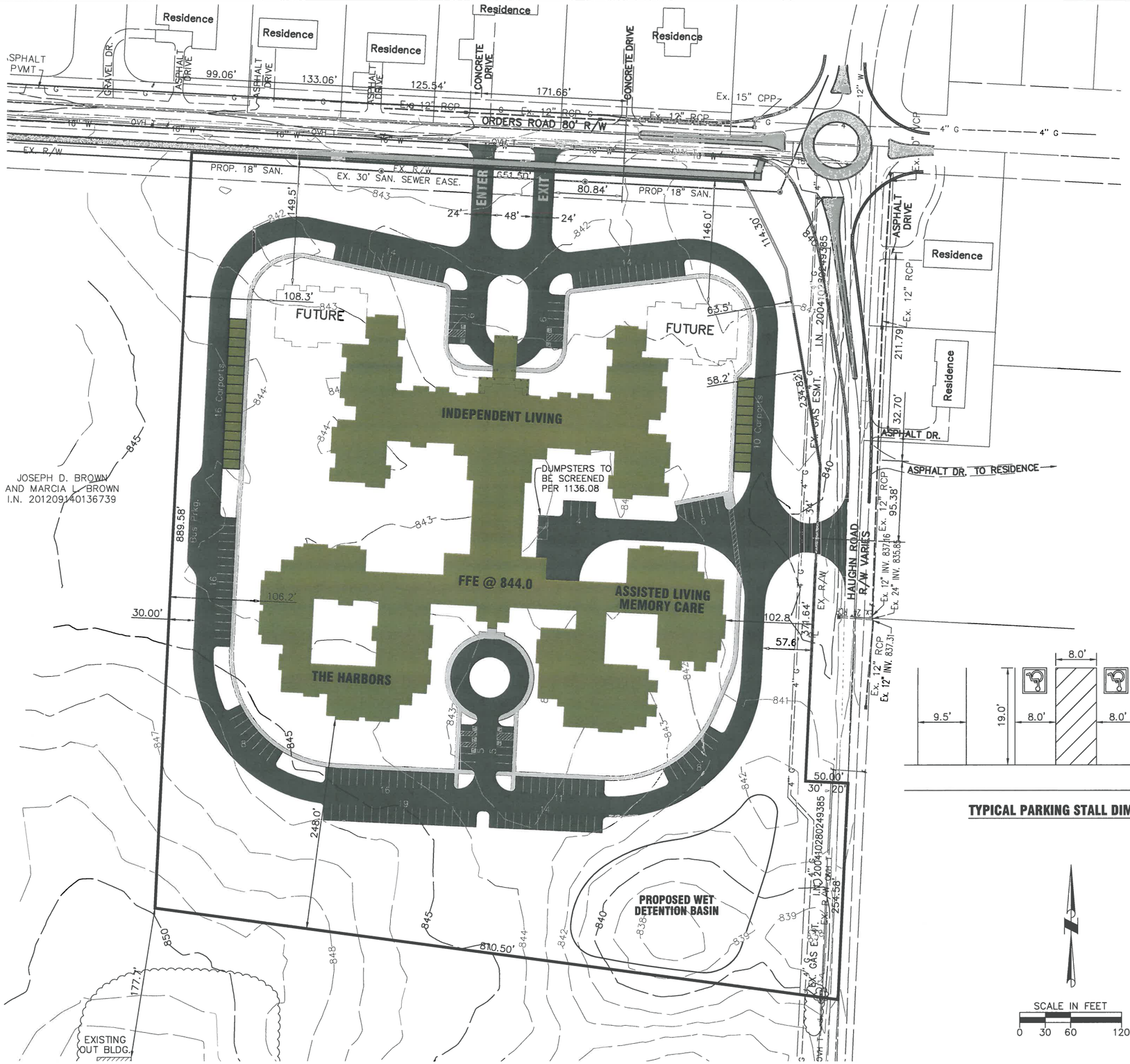
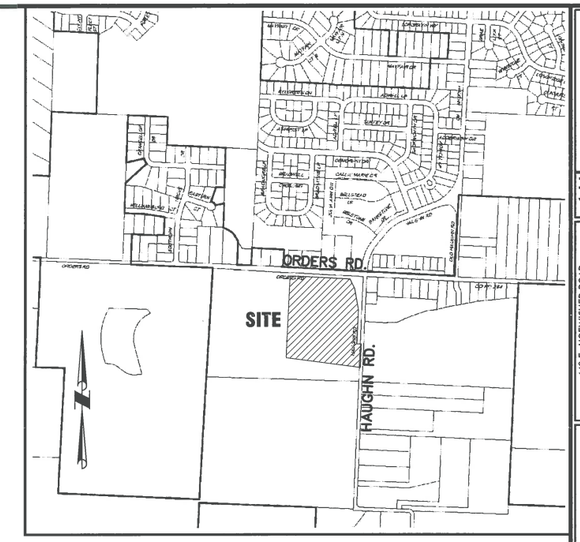
Narrative for Story Point, Grove City, Ohio

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.





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.

CURRENT ZONING: RURAL RESIDENTIAL (RR)

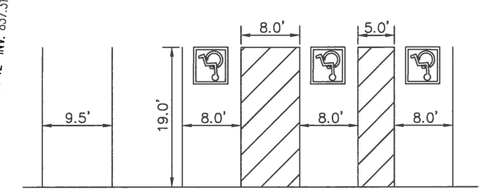
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

EMLOYEES:

DAYS	62
AFTERNOON	40
MIDNIGHT	12
TOTAL	114

RESIDENTS:

INDEPENDENT LIVING:	
1 BEDROOM UNITS	72
2 BEDROOM UNITS	20
THE HARBORS (PARTIALLY ASSISTED):	
STUDIO UNITS	4
1 BEDROOM UNITS	24
2 BEDROOM UNITS	2
ASSISTED LIVING & MEMORY CARE:	
ASSISTED CARE UNITS	36
TOTAL UNITS	158



TYPICAL PARKING STALL DIMENSIONS

PARKING

152 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

SCALE IN FEET
0 30 60 120

PRELIMINARY DEVELOPMENT PLAN
STORY POINT

OWNER: JOSEPH & MARCIA BROWN
2208 PINEVIEW DRIVE
MUNCIE, IN 47303

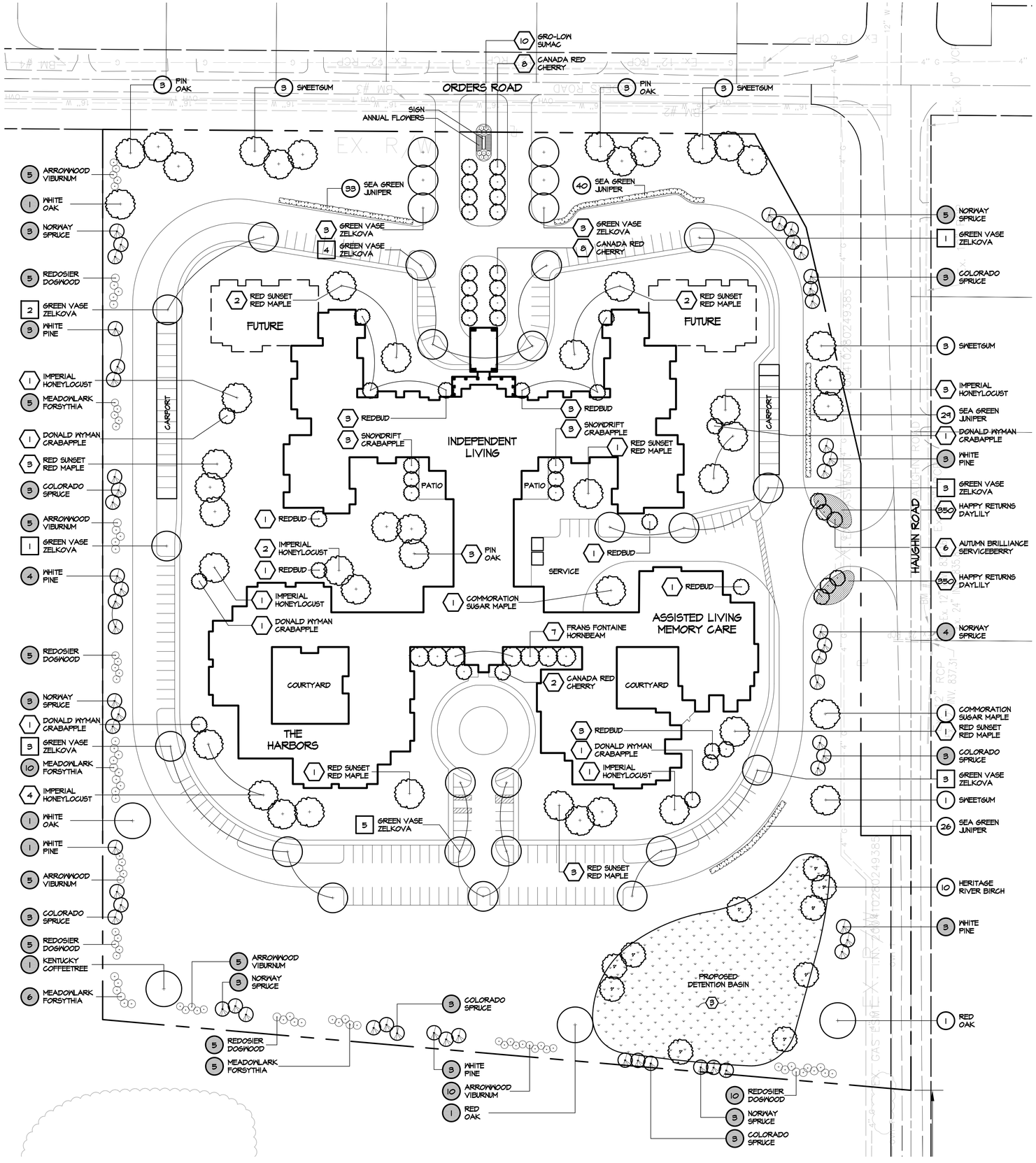
DEVELOPER: TRIPLE M INVESTMENTS
11640 SAN VINCNTE BLVD., SUITE 202
LOS ANGELES, CA 90049

CHOICE ONE ENGINEERING
440 E. MCKINSTRY ROAD
SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554

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

REVISIONS:

FILE NAME	FRAGCI1403_pdp
DRAWN BY	seb
CHECKED BY	JSP
PROJECT No.	FRAGCI1403
DATE	04-15-2015
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 72 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 - 86 DECIDUOUS SHRUBS FOR 1,700' OF PROPERTY LINE (WEST AND SOUTH)	●
1136.06 (d)	- 22 2" CAL. TREES FOR PENNINSULAS, 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 - 19 2" CAL. MEDIUM TREES = 90 TREES - 23 2" CAL. LARGE TREES - LANDSCAPE ENTRY FEATURES AND SIGN PROVIDED WITH X SF TOTAL SIZE. - IRRIGATION SHALL BE PROVIDED.	⬡

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

0' 25' 50' 100'

NORTH

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

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

CHOICE ONE ENGINEERING

April 14, 2015

Subject: Proposed Story Point Senior Living Traffic Generation and Impacts
Grove City, Ohio

Choice One Engineering has been asked to provide information on the anticipated traffic generation and impacts for the proposed Story Point Senior Living facility in the southwest corner of Orders Road and Haughn Road intersection in the City of Grove City, Ohio. The following is our professional opinion on this matter.

First, a few terms will need to be defined:

Trip End: One trip end is defined as a vehicle either entering the site or leaving the site. For example, a vehicle pulling into a gas station to fill up, then subsequently leaving the gas station ten minutes later, would count as two trip ends.

Peak Hour: Hour during which the highest number of vehicles travel through the subject area. For this discussion, A.M. peak hour traffic would occur for one hour most likely between 7:00am and 9:00am, and P.M. peak hour traffic would occur most likely between 4:00pm and 6:00pm.

The proposed number of dwelling units for the proposed Senior Living Center is 194. The facility is planned to address specific needs as follows:

- 92 units *Independent Living* - Seventy-two (72) one bedroom units and twenty (20) two bedroom units.
- 30 units *The Harbors* – Four (4) studios, twenty-four (24) one bedroom units, and two (2) two bedroom units.
- 36 units *Assisted Living Memory Care* – Thirty-two (32) one bedroom units and four (4) two bedroom units.
- **Total opening units = 158 units**
- 36 units future *Independent Living*
- **Total full site build out used in this analysis = 194 units**

440 E. Hoewisher Road
Sidney, OH 45365
937-497-0200

203 W. Loveland Ave.
Loveland, OH 45140
513-239-8554

www.choiceoneengineering.com

According to the *ITE Trip Generation Manual, 9th Edition,* the two most closely related trip generation land uses are ITE 252 Senior Adult Housing, in which the one hundred and twenty-eight (128) Independent Living units would fall under, and ITE 255 Continuing Care Retirement Community, in which the sixty-six (66) Harbors and Assisted Living Memory Care units most closely fall under. Based on this trip end generation figures, we can estimate the number of trip ends that will be produced by the proposed development. During the A.M. peak hour of adjacent street traffic (one hour between 7:00am and 9:00am), the estimated number of trip ends for the proposed senior living development is 42. During the P.M. peak hour of adjacent street traffic (one hour between 4:00am and 6:00pm), the total estimated trip ends for the proposed development is 48. The calculations are attached to this letter.

The Ohio Department of Transportation's (ODOT) maximum trip ends allowed before a TIS is required is 100 during the peak hour. One reason why ODOT uses the 100 trip end threshold is because any number of fewer trip ends has minimal impact to the surrounding roadway network and would not constitute a road improvement to be warranted due directly to the proposed development. For the proposed project, the proposed facility's peak trip ends produced during the peak hour is 48, or one-half of ODOT's requirement.

In comparison, a typical single-family detached housing residential subdivision (ITE 210) with 194 units would be expected to produce approximately 146 and 191 trip ends during the A.M. and P.M. peak hour of adjacent street traffic, respectively. Or furthermore, the proposed senior living facility is expected to produce less than 30% of trip ends as compared to a single-family residential subdivision with the same number of dwelling units.

With the upcoming construction of the proposed roundabout at the intersection of Orders Road and Haughn Road, the roundabout should have more than adequate capacity to handle the additional relatively small amount of traffic that will be produced by the proposed Story Point Senior Living facility.

In conclusion, from Choice One's initial review, our opinion is that the proposed Senior Living facility will have minimal impact on the surrounding roadway network.

If you have any questions, please contact our office.

Sincerely,

Mitchell J. Thobe, P.E.
Traffic Engineer

STATE OF OHIO
MITCHELL
JAY
THOBE
79555
REGISTERED
PROFESSIONAL ENGINEER