

The Village at Gantz Meadows

Development Narrative

3-27-2015

Developer: Village at Gantz Meadows, LLC

Existing Land Use: Residential-Vacant

Proposed Land Use: PUD-R

The property that is proposed to be developed is located north of Home Road, West of Gantz Road, and East of McComb Road E.

The site itself is approximately 9.051 acres, and is currently vacant. The site contains concrete pads and access drives of former structures, as well as two existing ponds and vegetation.

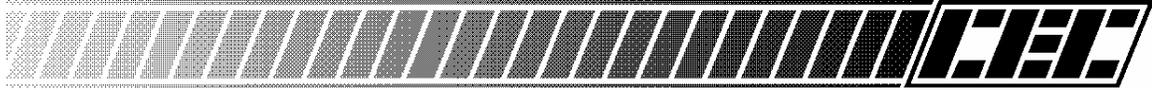
The proposed plan will have the main access from the site located on Home Road approximately 730' West of Gantz Road. This entry will be a focal point for and set the tone for the rest of the development. The existing structures and ponds will be demolished, but an effort will be made to preserve existing trees where possible.

A mixture of 4-unit and 6-unit attached condominium homes shall be constructed in 4 Phases per the Preliminary Development Plan (Exhibit B). There will be 56 units available. The price for the units will average \$150,000. Refer to Exhibit G-1 for conceptual elevations and materials of the 6-Unit building, and Exhibit G-2 for conceptual elevations and materials of the 4-Unit building.

A pond fronting on Home Road will be constructed to provide an amenity and stormwater treatment/containment, and small greens and islands of open space within the development will be available for community use.

Rears of units adjacent the existing multi-family development to the West and Canaan Land Church to the East will be well screened per Grove City code to provide privacy for both buyers and adjacent property owners. Existing vegetation on the periphery of the site will be preserved to the best extent possible to give the property maturity from the first day of development.

It is anticipated that the applicant will be bringing the plans forward for formal review in the near future, and zoning text will be supplied with the re-zoning application pending Preliminary Plan approval.



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

Description of 9.051 Acres for Triangle Real Estates Services

Situated in the State of Ohio, County of Franklin, City of Grove City, V.M.S. 6839, and being a Total of 9.051 Acres Containing a 2.285 Acre Tract (Parcel 1) and a 1.646 Acre Tract (Parcel 2) Conveyed to Delno A & Janet I Cummans, Instrument Number 199807020165246, and a 5.119 Residual Acre Tract Conveyed to George L Schulz & Jill F Savage, Instrument Number 199807020165246 in the Franklin County Recorder's Office:

Beginning with a Found 3/4" Iron Pipe with No ID Cap at the Northwest Corner of said 1.646 Acre Tract (Parcel 2) also being the Northeast Corner of the Addition Property to the Village at Gantz Park Condominiums, Instrument Number 200408260200224, located at Station 315+45.10, Offset to the Right 160.00 feet as shown on the Right-of-Way Plans named FRA-270-6.09S;

Thence South 75°30'00" East following the Southerly Limited Access Right-of-Way Line of Interstate 270, O.R. 16260, Pg. A07, a Distance of 610.82 feet to a Found 3/4" Iron Pipe with No ID Cap at the Northeast Corner of said 5.119 Residual Acre Tract also being the Northwest Corner of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located at Station 321+63.25 , Offset to the Right 160.00 feet as shown on said Right-of-Way Plans;

Thence South 13°25'10" West following the Westerly of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, a Distance of 582.60 feet to a Found 5/8" Rebar with No ID Cap at the Southeast Corner of said 5.119 Residual Acre Tract also being the Southwest of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located on the Northerly Right-of-Way Line of Home Road;

Thence with the following Two (2) courses along the Northerly Right-of-Way Line of Home Road, FRA 270-6.09S;

1. North 87°19'24" West a Distance of 87.11 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;
2. South 78°22'48" West a Distance of 118.92 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

EXHIBIT A-1

Thence South $10^{\circ}13'02''$ West crossing Home Road, a Distance of 37.42 feet to a Set Railroad Spike;

Thence North $79^{\circ}47'14''$ West following the Centerline of Home Road and the Northerly Line of Southpark Subdivision, P.B. 71, Pg. 31, a Distance of 294.66 feet to a Set Railroad Spike at the Southwest corner of said 2.285 Acre Tract (Parcel 1) also being the South east Corner of a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

Thence with the following Two (2) courses around a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

1. North $12^{\circ}59'45''$ East a Distance of 138.67 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northeast Corner of said 0.321 Acre Tract, (Passing a Found 5/8" Rebar with No ID Cap for a Distance of 26.13 feet);
2. North $79^{\circ}39'24''$ West a Distance of 120.12 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northwest Corner of said 0.321 Acre Tract;

Thence North $12^{\circ}59'45''$ East following the Additional Property of the Village at Gantz Park Condominium, Instrument Number 200408260200224, a Distance of 582.33 feet to the True Point of Beginning, Containing 9.051 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This Description was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.

Bearings were based on State Plane Coordinate System from Franklin County Monuments named FCGS 4432 to FCGS 4428. Ohio South Zone, NAD 83 (1986)

Anthony W. Williams P.S. 7726

Date

Miscellaneous Notes

Stationing on this exhibit are based on Interstate 270 Right-of-Way Plans called FRA-270-6.09S.

Situate

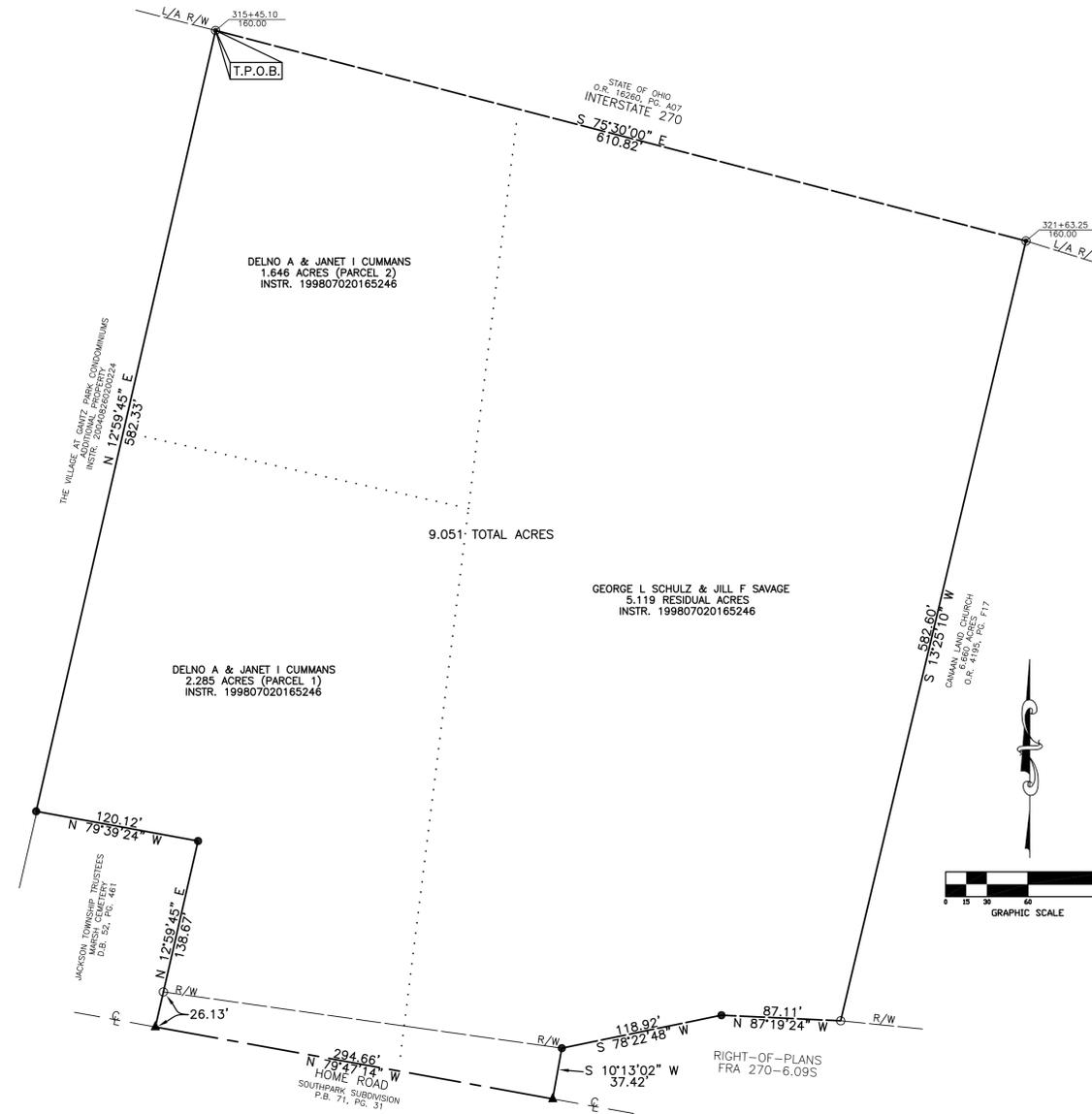
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Basis of Bearings

Bearings were based on State Plane Coordinate System from Franklin County Monuments named FCGS 4432 to FCGS 4428. Ohio South Zone, NAD 83 (1986).

Surveyor's Certificate

This exhibit was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.



Boundary Survey Note

This plat constitutes a boundary survey as set forth in the minimum standards for boundary surveying in the State of Ohio, administrative code chapter 4733-37, and promulgated by the board of registration for professional engineers and surveyors of the State of Ohio pursuant to chapter 4733.

Legend of Symbols & Abbreviations

- Found 3/4" Iron Pipe with No ID Cap.
- Found 5/8" Rebar with No ID Cap.
- ▲ Set Railroad Spike
- Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER

EXHIBIT A-2

Date: _____
Registered Surveyor: Anthony W. Williams
Registered Land Surveyor No.: 7726
In the State of: Ohio



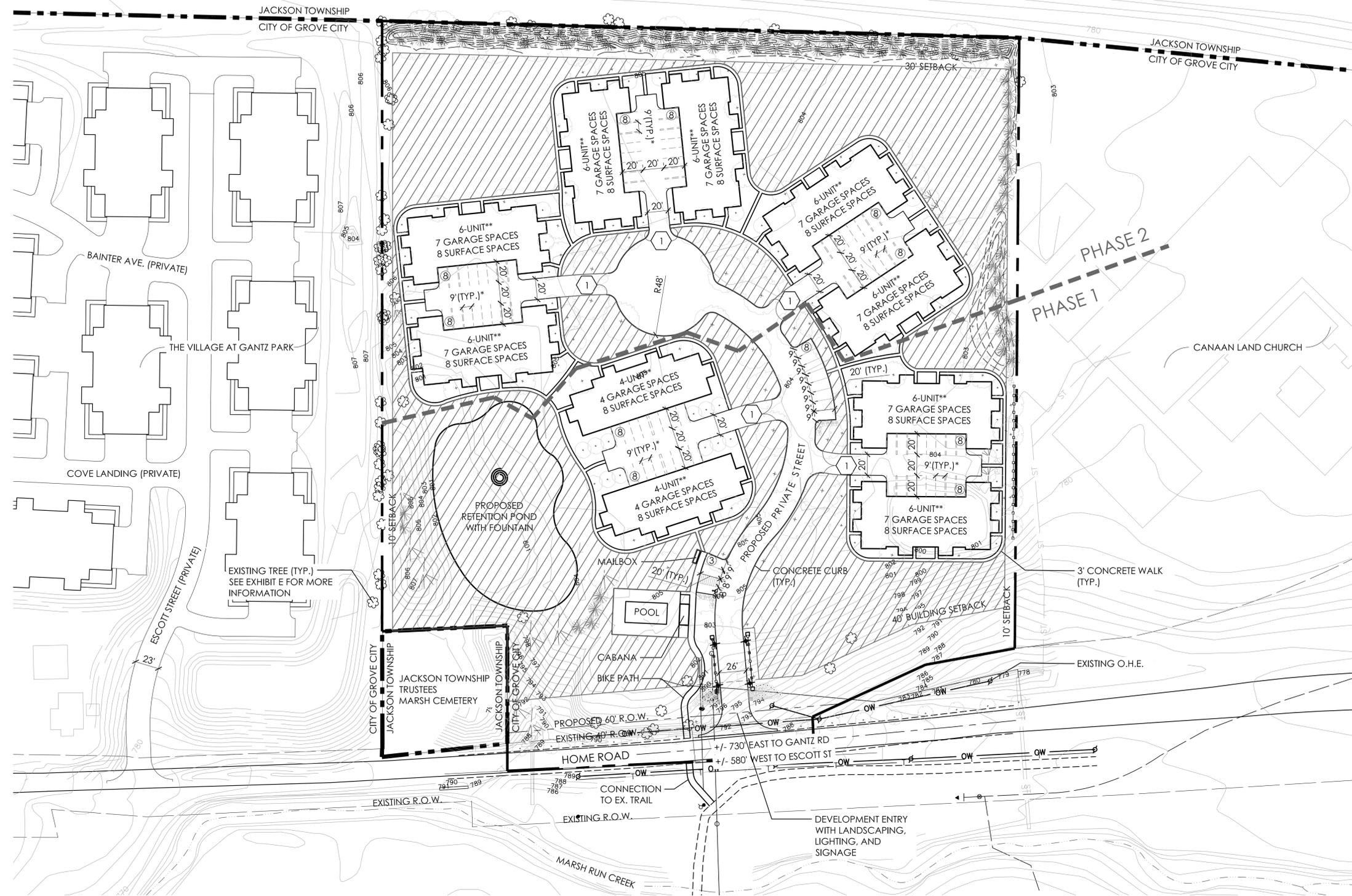
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Boundary Survey
for Triangle Real Estate Services
of 9.051 Acres on Home Road
Grove City, Ohio

DRAWN BY: NW	JOB NUMBER 050052
FIELD WORK BY: TF/AJ/JA	
DATE: APRIL 15, 2005	
SCALE: 1"=60'	SHEET 1 OF 1

REVISION RECORD	
DATE	DESCRIPTION

G:\Projects\Triangle\Gantz\CAD\consultants\CEC\150238-Boundary.dwg by Staff printed 01/26/2015 03:34:01 pm - last modified 01/26/2015 03:33:20 pm-CEC, Inc.



SITE DATA

TOTAL ACRES	+/- 9.051 ACRES
TOTAL UNITS	56
DENSITY	+/- 6.19 D.U./AC.
REQUIRED PARKING RESIDENTIAL	112
PARKING PROVIDED (INCLUDES 64 GARAGE SPACES AND 95 SURFACE SPACES)	159

LOT COVERAGE

TOTAL SITE ACREAGE	+/- 9.051 ACRES
TOTAL LOT COVERAGE	+/- 3.24 AC. (38%)
BUILDING	+/- 1.64 AC. (18.1%)
ROAD/DRIVES	+/- 1.25 AC. (13.8%)
PEDESTRIAN/RECREATION	+/- 0.35 AC. (3.9%)
TOTAL LANDSCAPE/OPEN SPACE	+/- 3.73 AC. (41.2%)

DEVELOPMENT PHASING

DEVELOPMENT WILL BE COMPLETED IN TWO PHASES PER PLAN WITH CONSTRUCTION BEGINNING AT THE ENTRANCE ON HOME ROAD.

BUILDING SIZES

TYPE	SQUARE FOOTAGE
4-UNIT BUILDING	+/- 6,282 S.F.
6-UNIT BUILDING	+/- 7,328 S.F.

KEY

- ① END CONCRETE CURB
- ▨ OPEN SPACE

NOTES

- NO ON-STREET PARKING TO BE PERMITTED ON DRIVES LESS 26' WIDE.
- *PARKING STALLS ADJACENT UNITS NOT TO BE STRIPED - SHOWN TO ILLUSTRATE CAPACITY AND CODE REQUIRED DIMENSIONS ONLY.
- **INDIVIDUAL TRASH PICK-UP FOR ALL CONDOMINIUM UNITS.

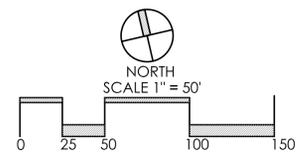
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT B

THE VILLAGE AT GANTZ MEADOWS

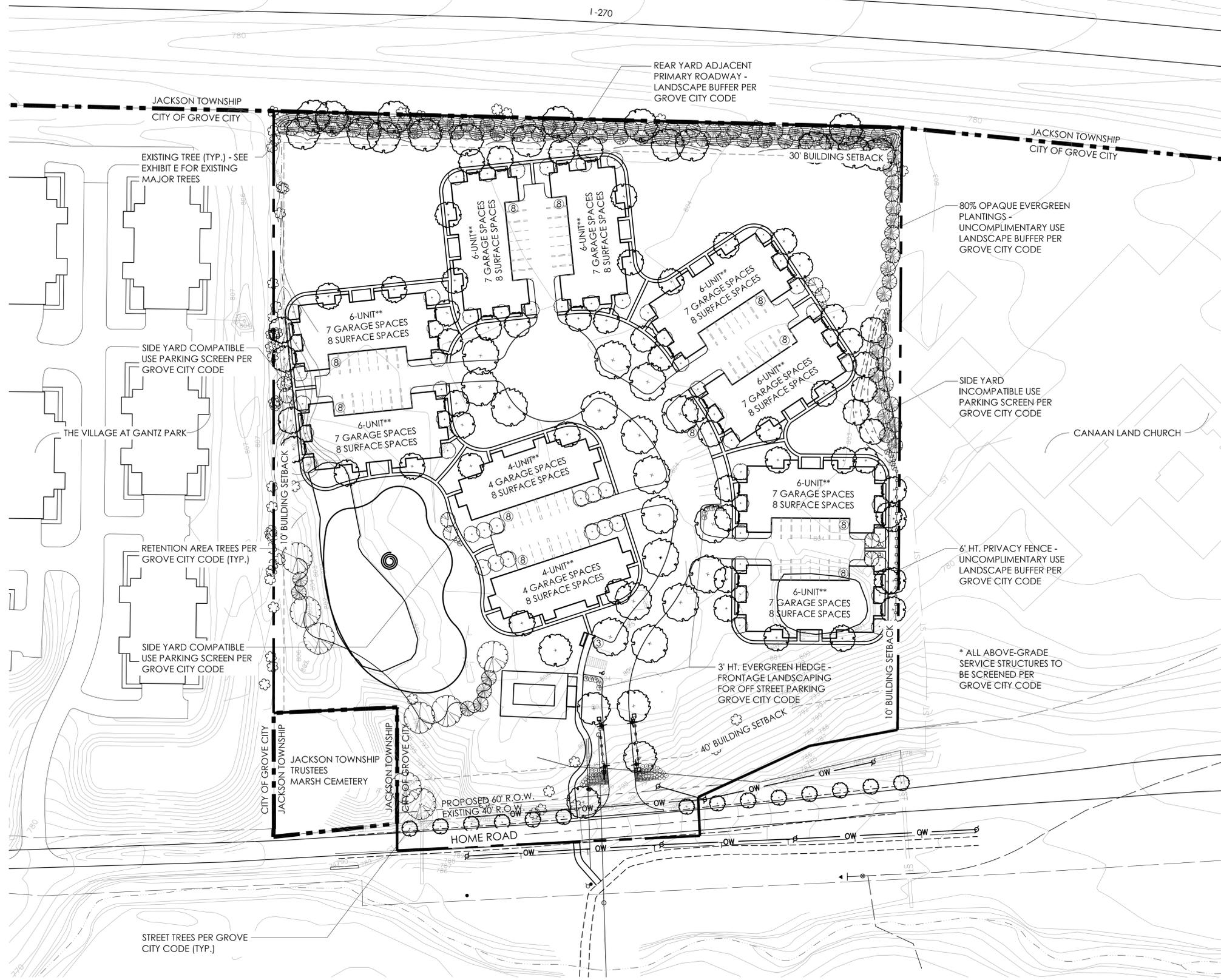
PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD., SUITE 101 WESTERVILLE, OH 43082

DATE: 3/27/15

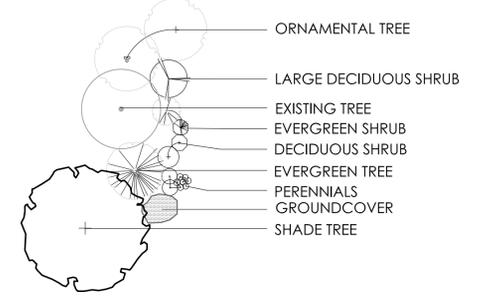


Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com



PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



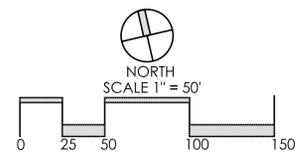
OVERALL LANDSCAPE PLAN

EXHIBIT C-1

THE VILLAGE AT GANTZ MEADOWS

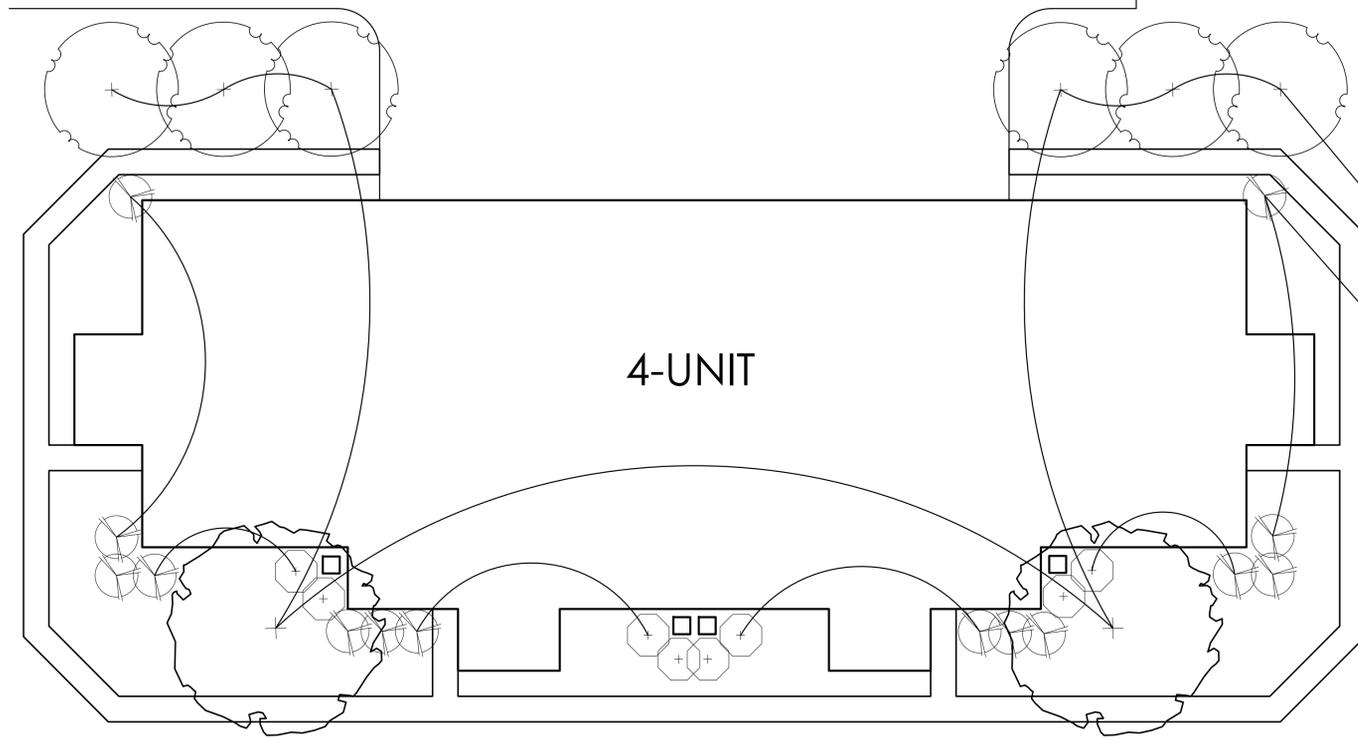
PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD., SUITE 101 WESTERVILLE, OH 43082

DATE: 3/27/15



Faris Planning & Design

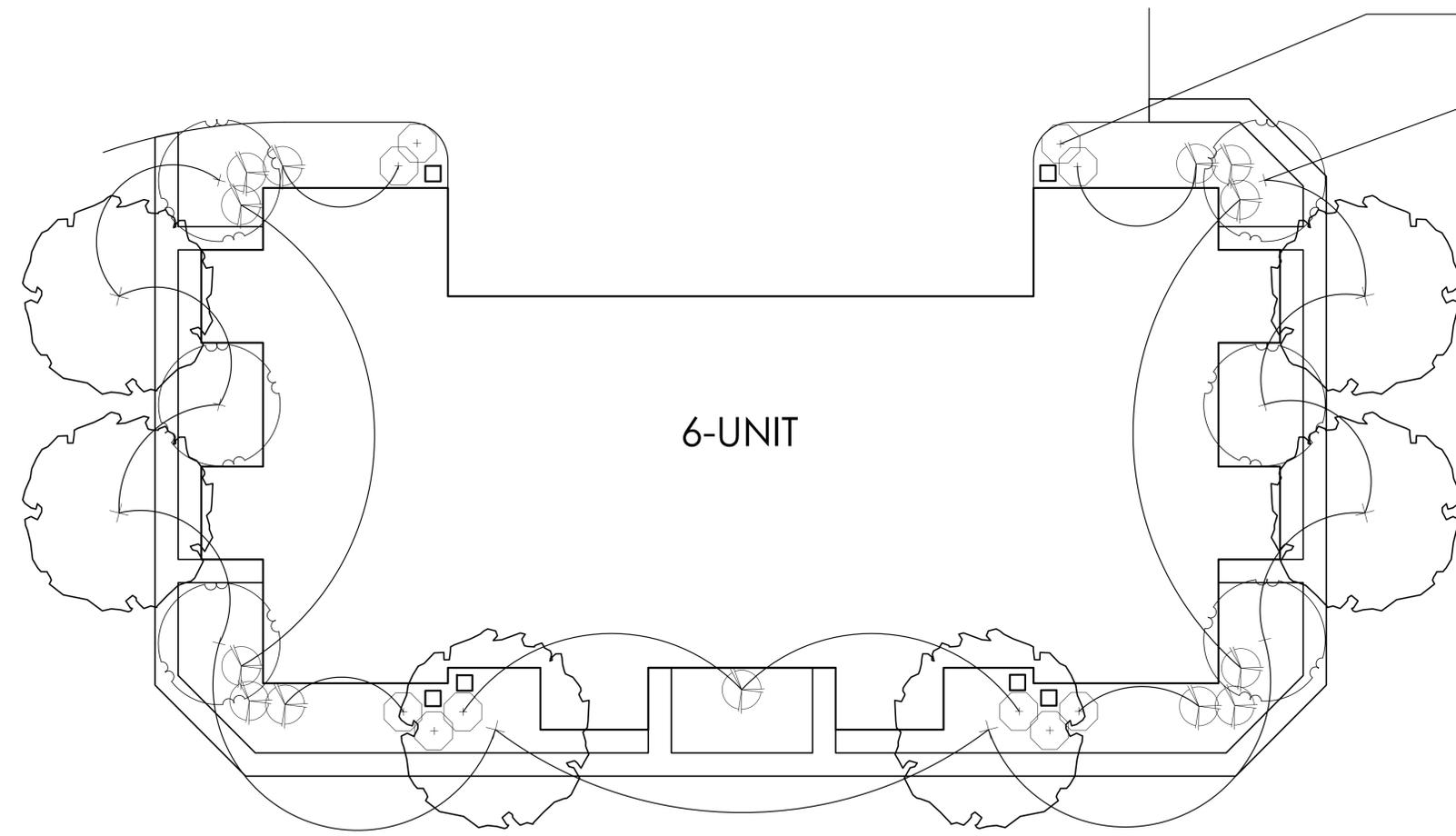
LAND PLANNING LANDSCAPE ARCHITECTURE
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4-UNIT

MINIMUM OF 8 - 2" CALIPER TREES
(2 TREES PER D.U. PER GROVE CITY CODE)

1/3 OF BUILDING FRONTAGE TO PLANTED
WITH A MINIMUM OF 5 SHRUBS AND OTHER
PLANTINGS WITH AN AVERAGE INITIAL
HEIGHT OF 24"



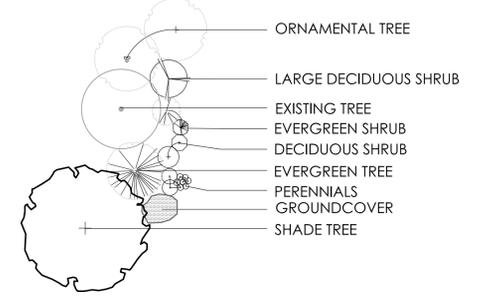
6-UNIT

1/3 OF BUILDING FRONTAGE TO PLANTED
WITH A MINIMUM OF 5 SHRUBS AND OTHER
PLANTINGS WITH AN AVERAGE INITIAL
HEIGHT OF 24"

MINIMUM OF 12 - 2" CALIPER TREES
(2 TREES PER D.U. PER GROVE CITY CODE)

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



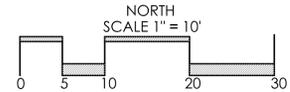
BUILDING TYPICAL LANDSCAPE PLAN

EXHIBIT C-2

THE VILLAGE AT GANTZ MEADOWS

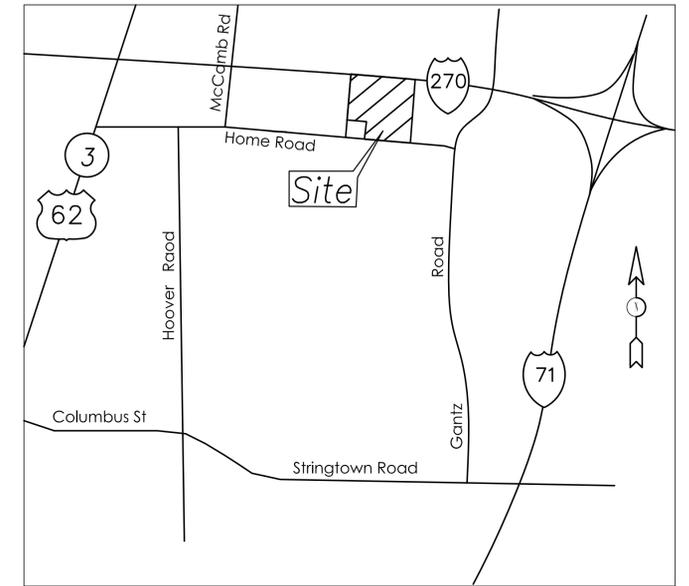
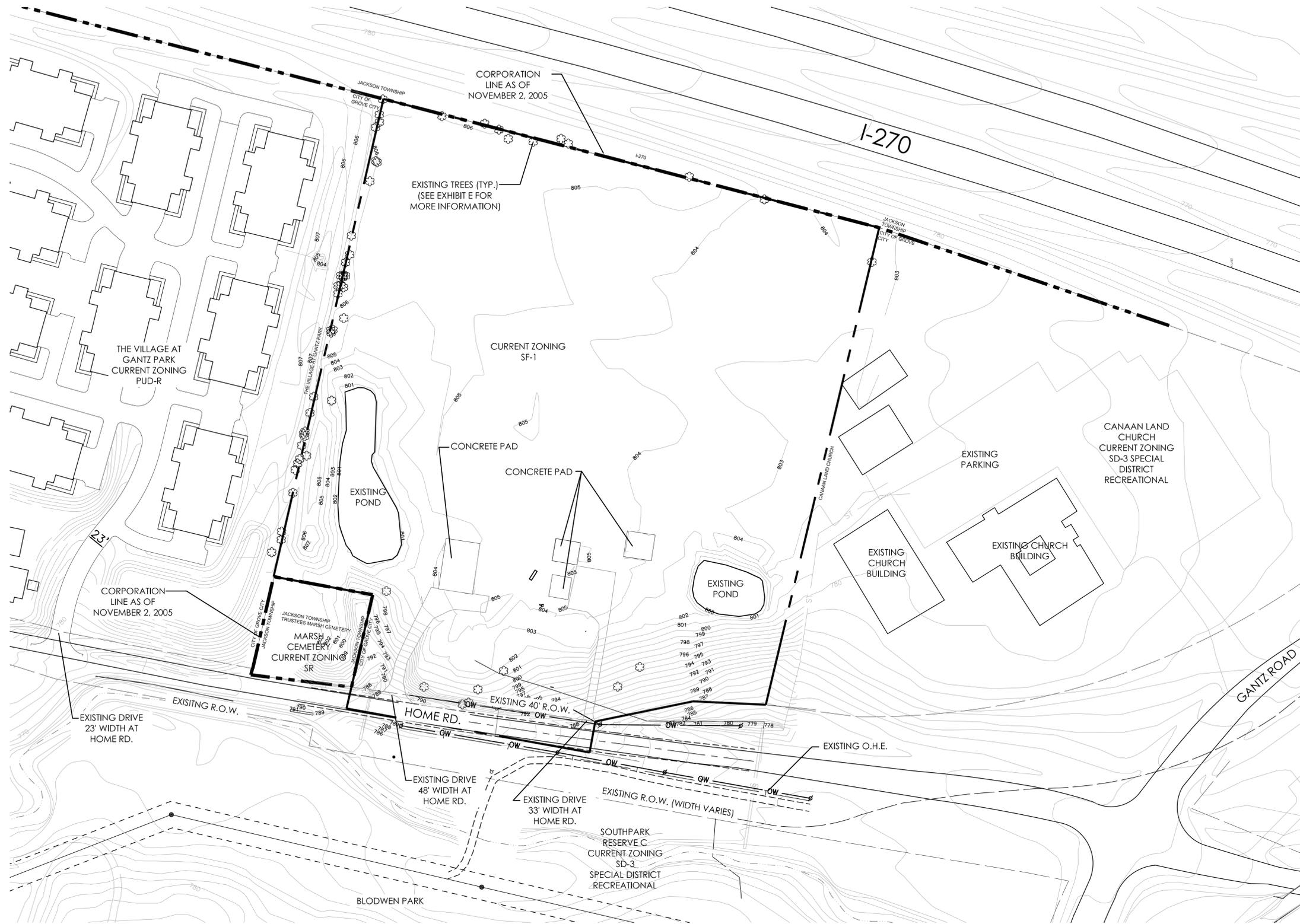
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1 LOCATION MAP
NOT TO SCALE

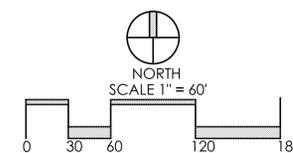
EXISTING CONDITIONS PLAN

THE VILLAGE AT GANTZ MEADOWS

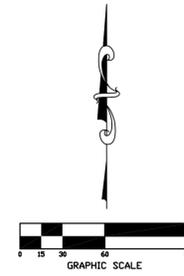
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EXHIBIT D



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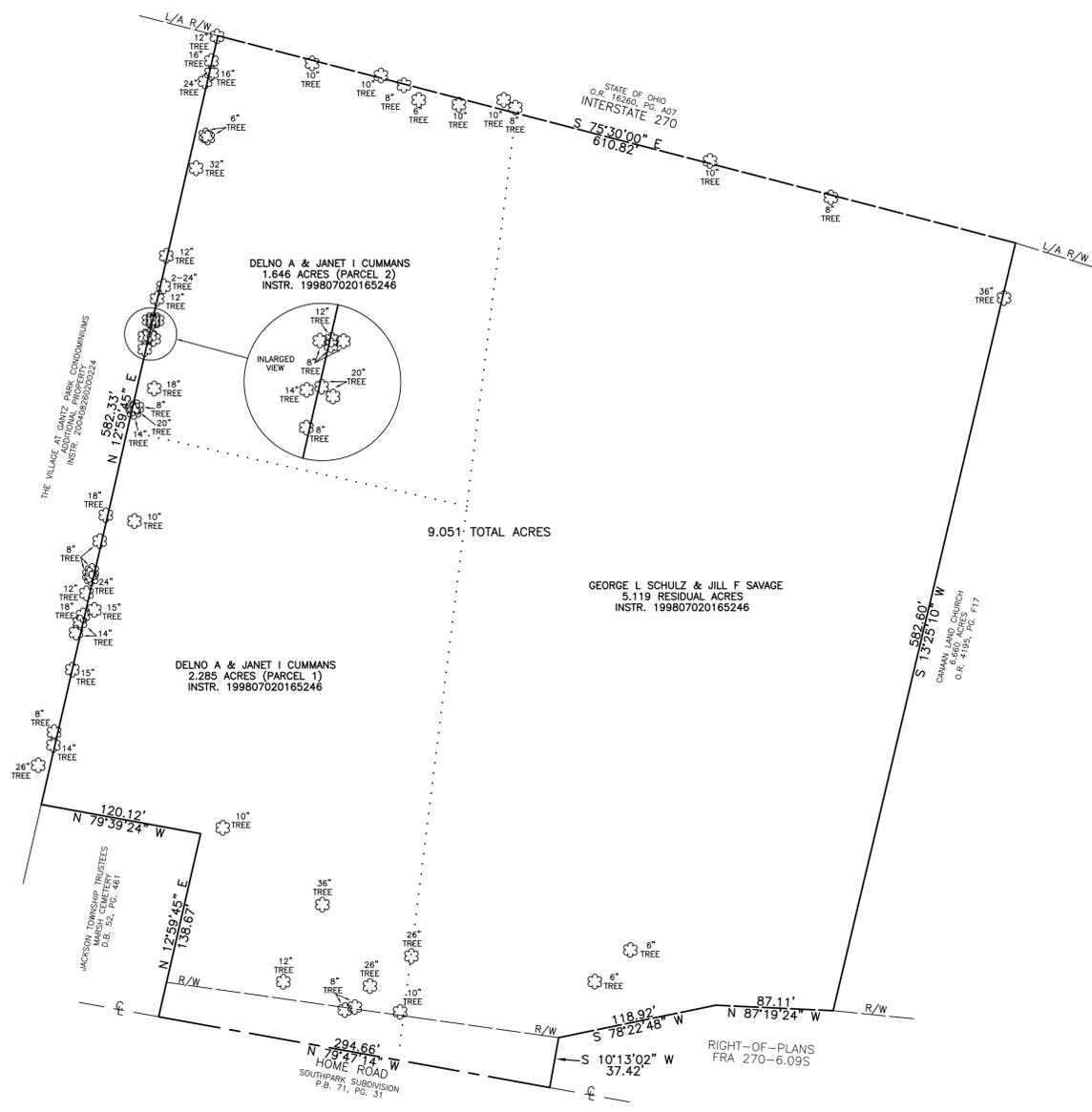


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Basis of Bearings

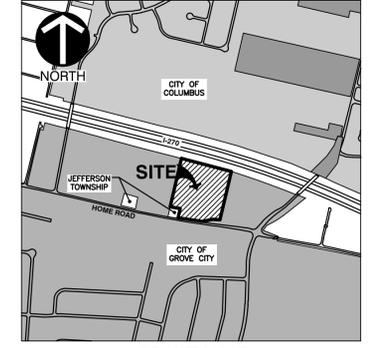
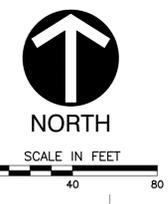
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 Date: _____

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8740 Orion Place, Suite 100 Columbus, Oh. 43240 (614)540-6633 (888)598-6808 Fax (614)540-6638 CHICAGO, IL · CINCINNATI, OH · EXPORT, PA · INDIANAPOLIS, IN. NASHVILLE, TN · PITTSBURGH, PA · ST. LOUIS, MO.	
Tree Survey for Triangle Real Estate Services of 9.051 Acres on Home Road Grove City, Ohio	
DRAWN BY: NW	JOB NUMBER 050052
FIELD WORK BY: JE / AJ	
DATE: JUNE 1, 2005	
SCALE: 1"=60'	SHEET 1 OF 1
REVISION RECORD	
DATE	DESCRIPTION

EXHIBIT E



VICINITY MAP

LEGEND

- ST ——— EXISTING STORM SEWER
- SAN ——— EXISTING SANITARY
- W ——— EXISTING WATER
- E ——— EXISTING UNDERGROUND ELECTRIC
- G ——— EXISTING GAS LINE
- OH-E — EXISTING OVERHEAD ELECTRIC
- OH-T — EXISTING TELEPHONE LINE
- ⊙ — EXISTING STREET LIGHT
- — EXISTING SANITARY MANHOLE
- — EXISTING STORM STRUCTURES
- ⊕ — EXISTING FIRE HYDRANT
- ⊙ — EXISTING UTILITY POLE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING UNPAVED DRIVEWAY
- EXISTING PAVED DRIVEWAY
- EXISTING ROADWAY
- EXISTING CENTERLINE
- 870 — EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING CORPORATION LINE
- EXISTING EASEMENT
- EXISTING TREELINE
- ▭ — EXISTING BUILDING
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- — PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER
- SAN — PROPOSED SANITARY SEWER
- ⊕ — PROPOSED WATER VALVE
- ⊕ — PROPOSED FIRE HYDRANT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED WALK
- PROPOSED EASEMENT
- PROPOSED SETBACK
- ST — PROPOSED STORM SEWER
- — PROPOSED CURB INLET
- — PROPOSED CATCH BASIN
- — PROPOSED STORM MANHOLE
- PHASE LINE
- (TBR) — TO BE REMOVED

NOTE

- 1) ROOF DRAINS OF PROPOSED BUILDINGS TO CONNECT DIRECTLY TO STORM SEWER STRUCTURES.



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 www.cecinc.com

**VILLAGE AT GANTZ MEADOWS
 UTILITY PLAN
 GROVE CITY, OHIO**

DRAWN BY: CJA CHECKED BY: CJB APPROVED BY: CLL
 DATE: MAR. 2015 DWG SCALE: 1"=40' PROJECT NO: 150-238

EXHIBIT F

DRAWING NO: 1

REFERENCE
 1. ALL EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, APRIL 2014.

P:\2015\150-238\000\DWG\EXHIBIT F\150238-Sub Plan.dwg (L:\2015\150-238 - con) - LR: 3/27/2015 1:29 PM