

LAMPLIGHTER SENIOR VILLAGE PHASE II PROJECT NARRATIVE

GROVE CITY, OHIO
FEBRUARY 2, 2016

Lamplighter Senior Village (Project) is a proposed senior independent residential community located on approximately 8.0 acres (Site). The Site is located in the City of Grove City on the south side of Lamplighter Dr. approximately 2,000 feet east of the intersection of Buckeye Parkway and Lamplighter Dr.

The Site will be split from an existing vacant undeveloped parcel that is currently used as agricultural but zoned residential. The Site soils are Crosby with slopes from 2% to 6%. The Site slopes generally to the east and south.

The Project is a second phase of the adjacent senior housing and proposes 60 ~ 2 bedroom senior living units with a community building and a shelter house. The site will be paved with a combination of concrete and asphalt including concrete sidewalks.

The Project will use conventional storm sewers with inverted crowns in the middle of the drive aisles. All of the infrastructure will be private but will discharge the stormwater into the public right-of-way of White Road.

Project will require looping a City water line from Lamplighter Drive south to White Road and then west on White Road to connect to an existing 12" main.

Sanitary sewer will be provided from a City public main which will be extended from the first phase.

Detention and permanent water quality measures will be provided using a wet detention pond located at the southeast corner of the Site. The pond is designed to detain the critical storm to the 1-year predevelopment rainfall and detain up to the 100-year rainfall. The wet detention pond will outlet to White Road through a proposed off-site storm sewer to connect to an existing 18" storm sewer at the Grove City/Franklin County Line.

Sands Decker CPS, LLC
1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992



PLAT OF DEDICATION LAMPLIGHTER DRIVE 0.501 ACRES

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT
C1	26.00'	45°34'23"	N 80°40'38" E	20.14'	20.68'	10.92'
C2	54.00'	101°49'26"	N 71°11'51" W	83.83'	95.97'	66.48'
C3	54.00'	101°49'26"	S 81°52'31" E	83.83'	95.97'	66.48'
C4	26.00'	45°34'23"	N 53°45'00" W	20.14'	20.68'	10.92'

NOTE "A" - FLOOD ZONE INFORMATION:

ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP NO. 39049C0406K REVISED JUNE 17, 2008.

NOTE "B" ACREAGE BREAKDOWN:

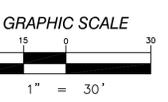
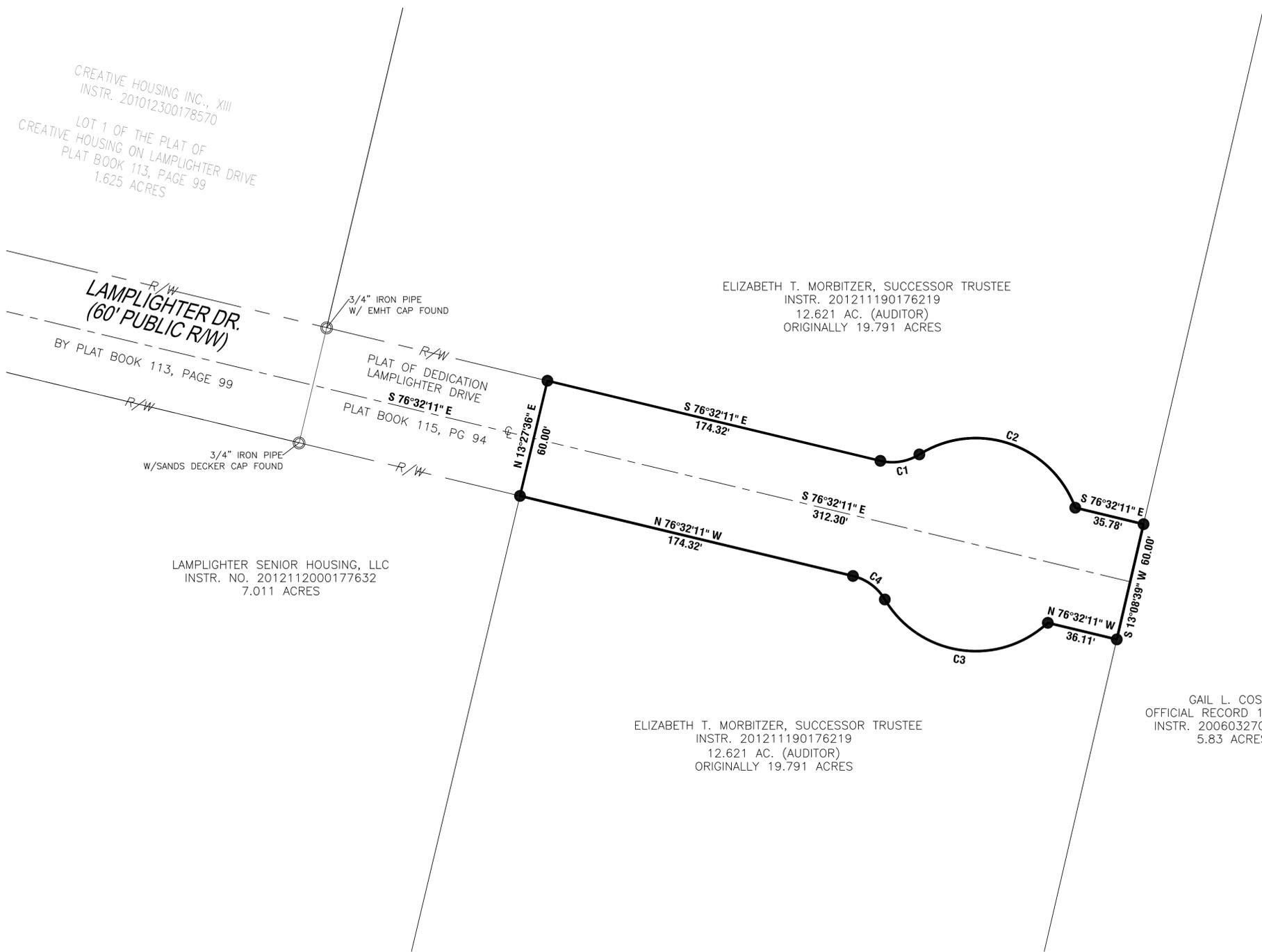
TOTAL ACREAGE 0.501 ACRES
 ACREAGE IN RIGHTS-OF-WAY 0.501 ACRES
 ACREAGE IN LOTS 0.000 ACRES
 NUMBER OF LOTS 0



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



LEGEND

- IRON PIPE SET
- IRON PIPE FOUND (SIZE AS NOTED)

**LAMPLIGHTER
 DRIVE
 EXTENSION**

JANUARY 29, 2016

FINAL PLAT

2 OF 2

SDPCS PROJECT NO. 3034

PLAT OF DEDICATION LAMPLIGHTER DRIVE 0.501 ACRES

LAMPLIGHTER DRIVE

Situate in the State of Ohio, Franklin County, City of Grove City, being part of Virginia Military Survey No. 469, and being part of a 34.114 acre tract conveyed to Richard L. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer, and Elizabeth T. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer, recorded in Instrument Number 200601040001335, Parcel IV, being more particularly part of a 19.791 acre tract (remainder of said 34.114 acre tract) conveyed to Elizabeth T. Morbitzer, Successor Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer, recorded in Instrument Number 201211190176219 of the Franklin County Recorder's Office.

The undersigned, Elizabeth T. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer and Successor Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer duly authorized in the premises, do hereby certify that this plat correctly represents their **PLAT OF DEDICATION OF LAMPLIGHTER DRIVE** and do hereby accept this plat of same and dedicates to public use, as such, all or parts of Lamplighter Drive, shown thereon and not heretofore dedicated.

In Witness Whereof, Elizabeth T. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer and Successor Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer, has hereunto set her hand this _____ day of _____, 2016.

Signed and acknowledged
In the presence of:

Elizabeth T. Morbitzer
Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer and Successor Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer

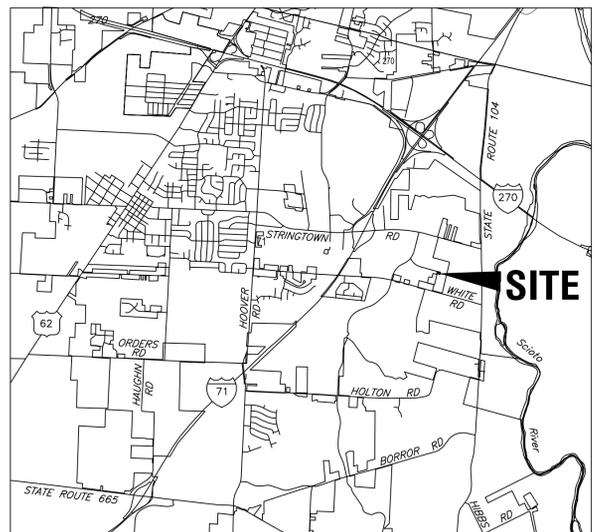
By: _____ ELIZABETH T. MORBITZER _____

STATE OF OHIO
COUNTY OF FRANKLIN SS:

Before me a Notary Public in and for said State, personally appeared Elizabeth T. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer, and Successor Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer, who acknowledged the signing of the foregoing instrument to be her free and voluntary act and deed for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this this _____ day of _____, 2016.

My commission expires _____ Notary Public, State of Ohio.



LOCATION MAP
NOT TO SCALE

SURVEY DATA:

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LAMPLIGHTER DRIVE AS SOUTH 76° 32' 11" EAST, AS REFERENCED ON THE PLAT OF CREATIVE HOUSING ON LAMPLIGHTER DRIVE, PLAT BOOK 113, PAGE 99 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF.

ALL SET IRON PINS SHALL BE 3/4" PIPE WITH PLASTIC CAP INSCRIBED "SANDS DECKER".

SURVEYED DURING APRIL 2012, MAY 2012 & JULY 2015 AND PLATTED BY SANDS DECKER CPS, LLC:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY, THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS SHOWN ON THE PLAT WILL BE SET IN ACCORDANCE WITH SECTION 1101.051.

ANTHONY R. SHECK, P.S.
PROFESSIONAL SURVEYOR NO. 6954

DATE

ACREAGE BREAKDOWN:

TOTAL ACREAGE 0.501 ACRES
ACREAGE IN RIGHTS-OF-WAY 0.501 ACRES
ACREAGE IN LOTS 0.000 ACRES
NUMBER OF LOTS 0

YARD SETBACKS:

FRONT - N/A
SIDE - N/A
REAR - N/A

FLOOD ZONE:

ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP NO. 39049C0406K
REVISED JUNE 17, 2008.

MAYOR	_____
PLANNING COMMISSION CHAIR	_____
CITY ENGINEER	_____
DIRECTOR OF PUBLIC SERVICE	_____

APPROVED AND ACCEPTED BY ORDINANCE NUMBER _____
PASSED THIS DAY OF _____,
WHEREIN ALL AREAS SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.
CLERK OF COUNCIL _____

TRANSFERRED THIS _____ DAY OF _____, 2016

FRANKLIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016,
AT _____ AM / PM
FEE \$ _____

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2016,
AT _____ AM / PM

PLAT BOOK _____ PAGE _____

FRANKLIN COUNTY RECORDER



ENGINEERS • SURVEYORS
11 WEST MAIN ST
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LAMPLIGHTER DRIVE EXTENSION

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1 OF 2

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