

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.

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