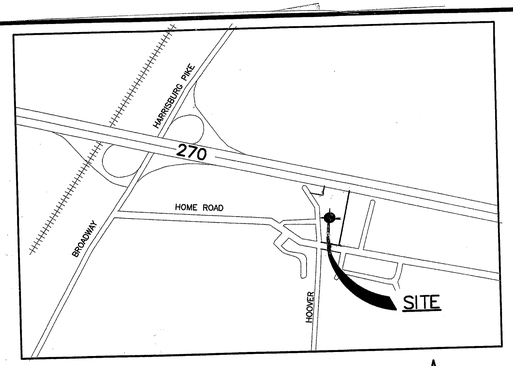


2. LOCATION MAP

NTS

3. NONE.

4. DIMENSIONS ARE AS SHOWN ON PLAN. SITE'S TOTAL ACREAGE = 4.595 ACRES. SITE IS BOUNDED BY THE FOLLOWING ROADS: HOOVER ROAD ON THE WEST; HOME ROAD ON THE SOUTH; AND I-270 ON THE NORTH.

5. PROPOSED BUILDINGS ARE NUMBERED FROM 1 TO 15. BUILDING ON ADJACENT PROPERTY IS SHADED AS SHOWN.

6. SEE PLAN FOR STREET NAMES. PAVEMENT WIDTH IS VARIABLE.

7. LARGE LOT RESIDENTIAL.

8. AREAS OF DEDICATION SUCH AS STREETS, EASEMENTS, ETC WILL BE SHOWN WHEN DEVELOPMENT PLAN APPLICATION IS SUBMITTED AS FOLLOW UP TO THIS PRELIMINARY DEVELOPMENT PLAN APPLICATION.

9. AS SHOWN OFF HOOVER ROAD. DRIVEWAY WIDTH IS EQUAL TO 24' WHILE TYPICAL DISTANCE BETWEEN DRIVEWAYS IS 71' AS SHOWN ON THIS PLAN.

10. EXIST. DRIVEWAYS ACROSS THE STREET ARE SHOWN ON THIS PLAN SHEET.

11. DRIVEWAYS AND GARAGES FOR EACH BUILDING UNIT ARE SHOWN ON PLAN SHEET A-2.

12. PROPOSED LOT COVERAGE = 15.68%. TOTAL SQUARE FOOTAGE IN PROJECT, INCLUDING PORCHES, PATIOS AND DRIVEWAYS IS EQUAL TO 56,744. ROADWAY AREA IS EQUAL TO 27,560 SQUARE FEET. PERCENTAGE OF SQUARE FOOTAGE AVAILABLE FOR LANDSCAPING IS APPROX. EQUAL TO 58%.

13. CONTOURS ARE SHOWN AT TWO (2) FOOT INTERVALS.

14. YES. FACILITY IS DESIGNATED A FENCED AND GATED COMMUNITY AS SHOWN ON THIS PLAN.

15. OPEN DITCHES AND SWALES ARE SHOWN WITH DIRECTIONAL FLOW ARROWS, PLEASE SEE LEGEND. PROPOSED RELOCATED SWALE(S) WILL BE SHOWN WHEN DEVELOPMENT PLAN APPLICATION IS SUBMITTED.

16. SEE TYPICAL HATCHED AREA OF BUILDING NO. 13 ON THIS PLAN.

17. NARRATIVE DESCRIPTION OF NATURE OF PROJECT.

PROJECT CONSISTS OF 14 TWIN SINGLE BUNGALOWS IN A GATED COMMUNITY. EACH UNIT IS APPROXIMATELY 1,100 S.F. OF LIVING SPACE WITH A ONE-CAR GARAGE. UNITS AND FACILITIES ARE HANDICAP ACCESSIBLE. THERE ARE ALSO ONE MAINTENANCE BUILDING, ONE RECREATION BUILDING AND A LEASING OFFICE BLDG. OCCUPANTS OF UNITS SHALL BE 50 YEARS AND OLDER.

RATIO OF SQUARE FOOT OF PROPERTY TO BUILDING AREA EXCEEDS CODE REQUIREMENTS. ADDITIONALLY, THERE IS AN EXISTING CITY PARK LOCATED APPROXIMATELY 1,500 FEET EAST OF PROJECT SITE.

SEQUENCE OF CONSTRUCTION (DEVELOPMENT)

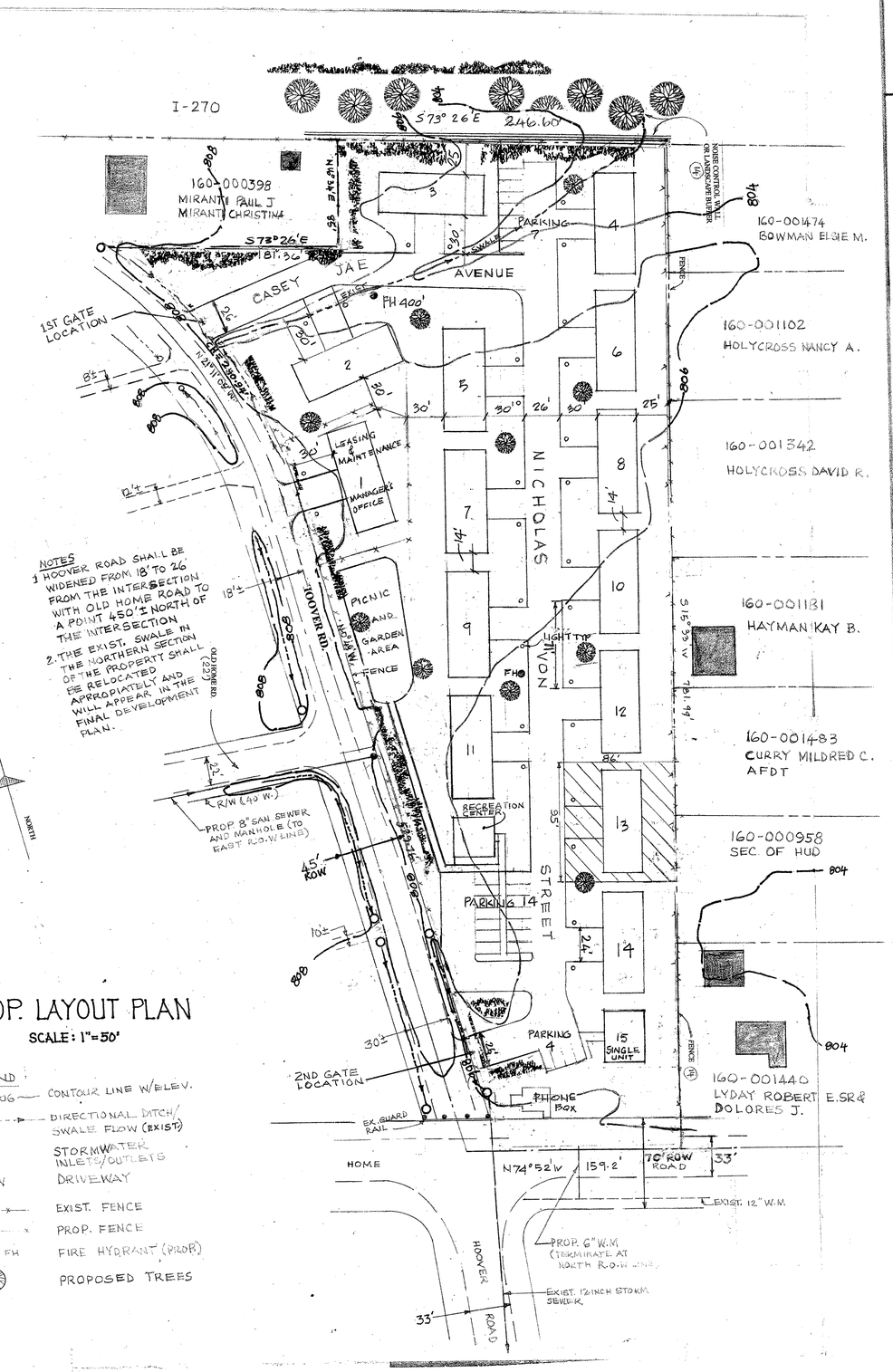
THE FOLLOWING ITEMS OF DEVELOPMENT WORKS WILL BE CARRIED OUT IN THE FOLLOWING ORDER:

A. CLEARING, LEVELLING, REROUTING OF REQUISITE SITE FACILITIES.
B. INSTALLATION OF WATER, STORM AND SANITARY SEWERS, GAS AND UNDERGROUND ELECTRIC SYSTEMS.
C. ROADWAY AND SIGNING STRUCTURES.
D. BUILDING AND APPURTENANT STRUCTURES.
E. LANDSCAPING/FENCING INSTALLATION.

SUMMARY OF PROGRAM

D-1 ZONING REQUIRED
AREA 4.595 AC = 200,158 FT²

YARD DIMENSIONS FRONT 30' REAR 25' SIDE 6-1/2'
DEPTH 86'
WIDTH 93' CORNER 96'
OFF STREET PARKING (1) 1 GARAGE
FIRE HYDRANT: 1 PER 400' (TOTAL 2)
LIGHTING : 1 POST EACH SIDE OF DRIVEWAY (36)
FENCE ENCLOSURE ENTIRE LOT EXCEPT BLDG NO. 1
PLANTING AREA SEE SITE PLAN



PROP. LAYOUT PLAN

SCALE: 1"=50'

LEGEND

- 806 — CONTOUR LINE W/ELEV.
- DIRECTIONAL DITCH/ SWALE FLOW (EXIST)
- STORMWATER INLETS/OUTLETS
- D/W — DRIVEWAY
- EXIST. FENCE
- PROP. FENCE
- FH — FIRE HYDRANT (PROP.)
- PROPOSED TREES

1/1

PLAN PREPARED BY:
BANWO LONGE, P.E.
1008 EAST MAIN STREET
COLUMBUS, OHIO 43205

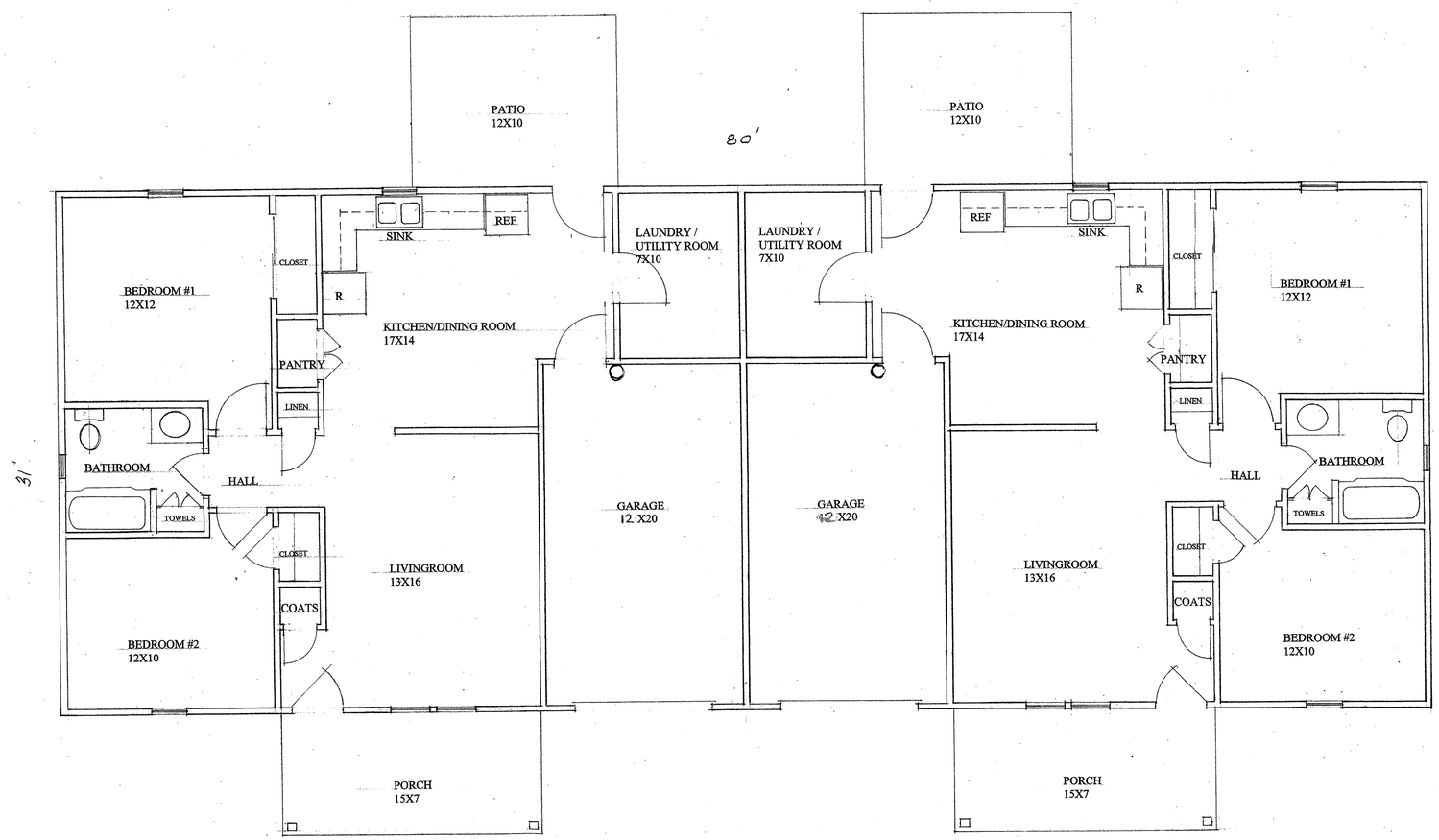
REVISED: 05/10/2010

REGISTERED ENGINEER — NO. — DATE

CITY OF GROVE CITY
PLANNING COMMISSION
4035 BROADWAY
GROVE CITY, OHIO 43123

1. PRELIMINARY DEVELOPMENT PLAN
FOR
HOOVER HOMES COMMUNITY
OWNER: MR. LARRY GOHRING
1641 WINDSOR AVENUE
COLUMBUS, OHIO 43219

DATE: 05/01/2009



LEFT HAND UNIT

RIGHT HAND UNIT

FLOOR PLAN

1/4" = 1'-0"

revisions

ARCHITECTURAL SERVICES INC.

5055 AVERY ROAD

DUBLIN, OHIO 43016

HOOVER @ HOME COMMUNITY

GROVE CITY OHIO

(614) 777-9191

10-24-08

date

A-2

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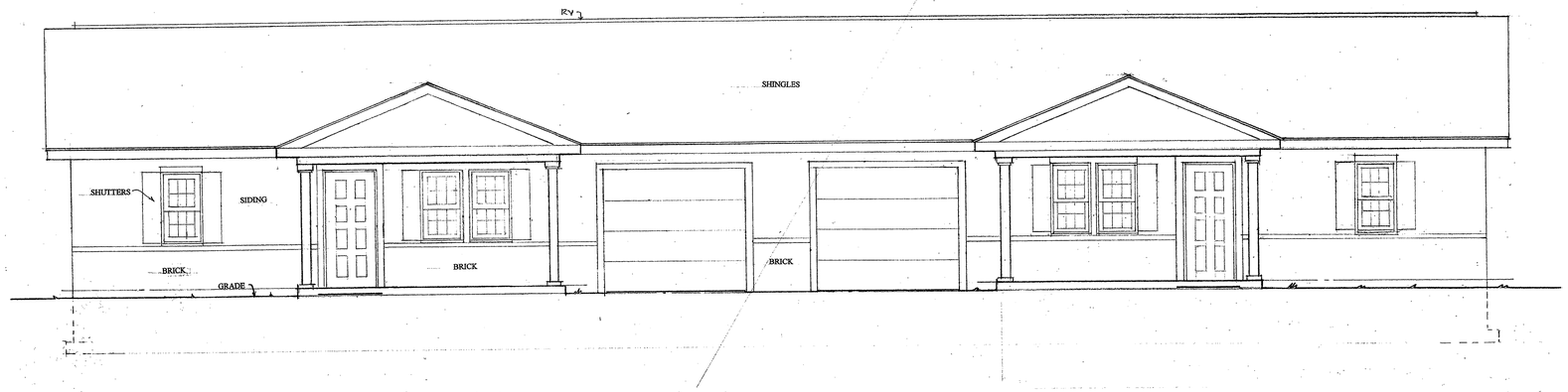
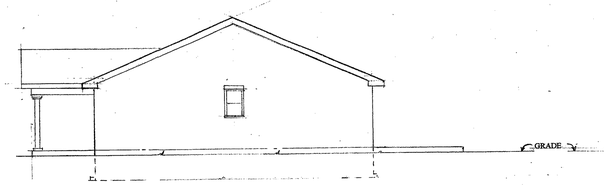


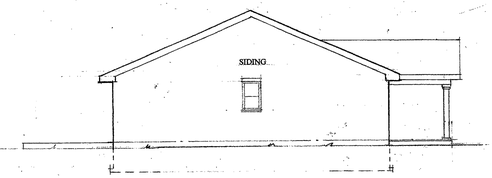
FRONT ELEVATION

1/4" = 1'-0"



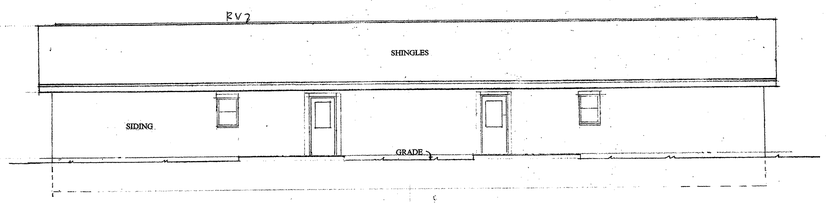
LEFT END ELEVATION

1/8" = 1'-0"



RIGHT END ELEVATION

1/8" = 1'-0"



BACK ELEVATION

1/8" = 1'-0"

revisions

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A-3

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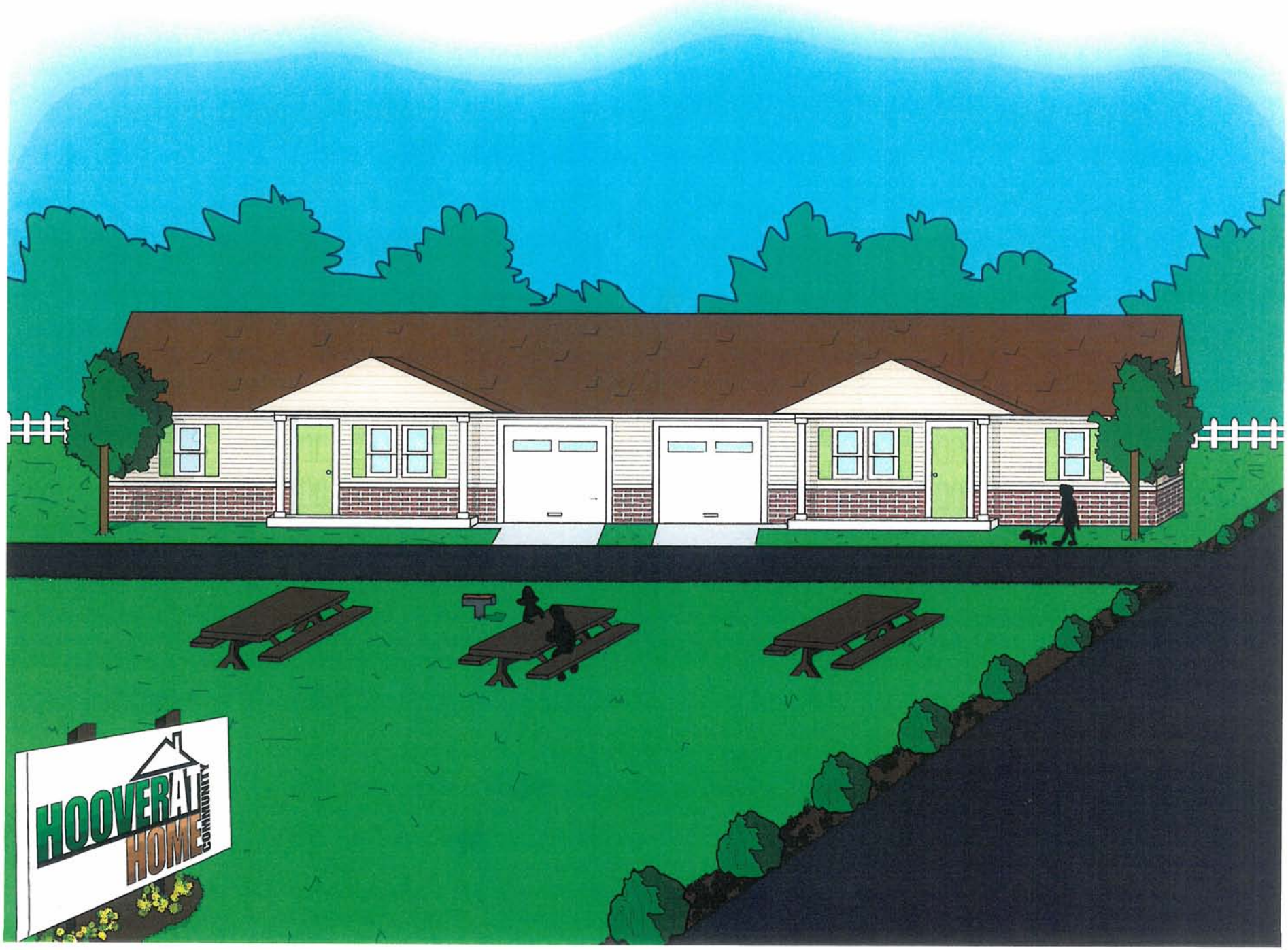
NiCKGOHRiNG@LiVE.COM