

The Pinnacle Club

(Third Amendment, Subarea A₃)

The Third Amendment, Subarea A₃, is an amendment to the existing development to allow attached two-family single family homes within existing Subarea A₃. It is the intent to provide alternative residential units in responds to market conditions and demands with the same quality and character as initially planned within Subarea A₃.

The attached two-family single family units will be located within the loop created by Bell Classic and Pinnacle Club Drives as well as on the south side of Pinnacle Club Drive west of Jackson Pike and east of the roundabout. Within the proposed amendment there are approximately forty-four (44) single family lots and units consisting of twenty-two (22) buildings. The original development consisted of 22 single family lots and 22 buildings. The architecture and building materials within Subarea A₃ will have a specific style and theme consistent with the Pinnacle Club development and all of the lots will have a common landscape theme and maintenance. The homes constructed within Subarea A₃ will be held to the same design standards as the homes within Subarea A₁ and A₂ including the use of brick pavers, uniform mailboxes and fences.

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CONSTRUCTION SET

SCHEMATIC DESIGN 09/23/11



MODEL 1
Duplex Condo Model Plan

OWNER:
Pinnacle Development Company

BUILDER:
TBD

Project No: 11-0028

EXTERIOR
ELEVATIONS

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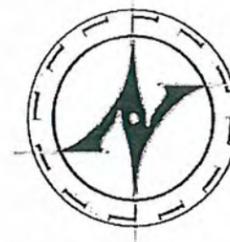
CRAFTSMAN



□ FRENCH GOTHIC □



AMERICANA

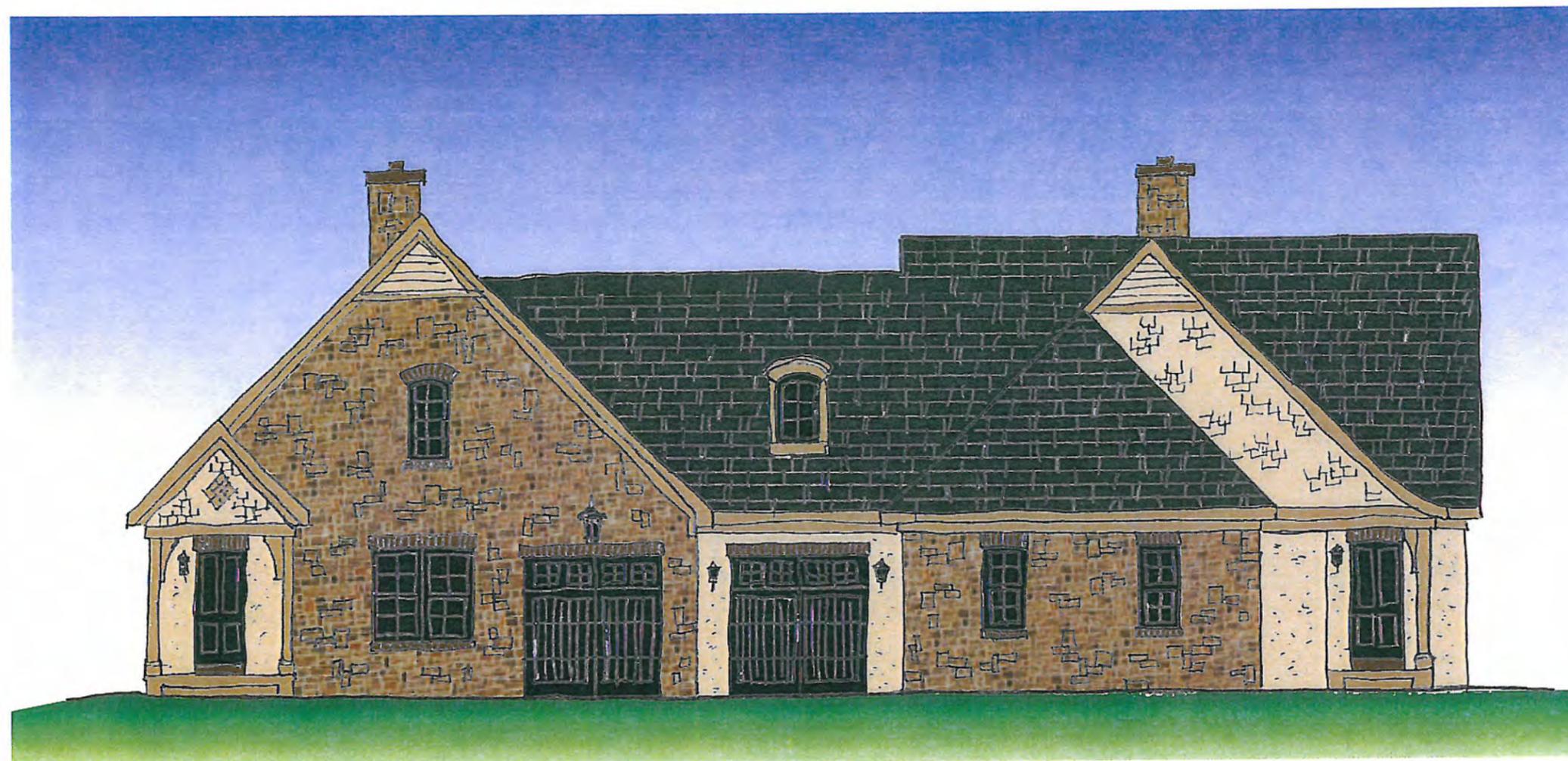


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FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED TWO-FAMILY
CONDOMINIUM MODEL

PINNACLE DEVELOPMENT COMPANY

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PROPOSED
ELEVATION

OPTION ONE

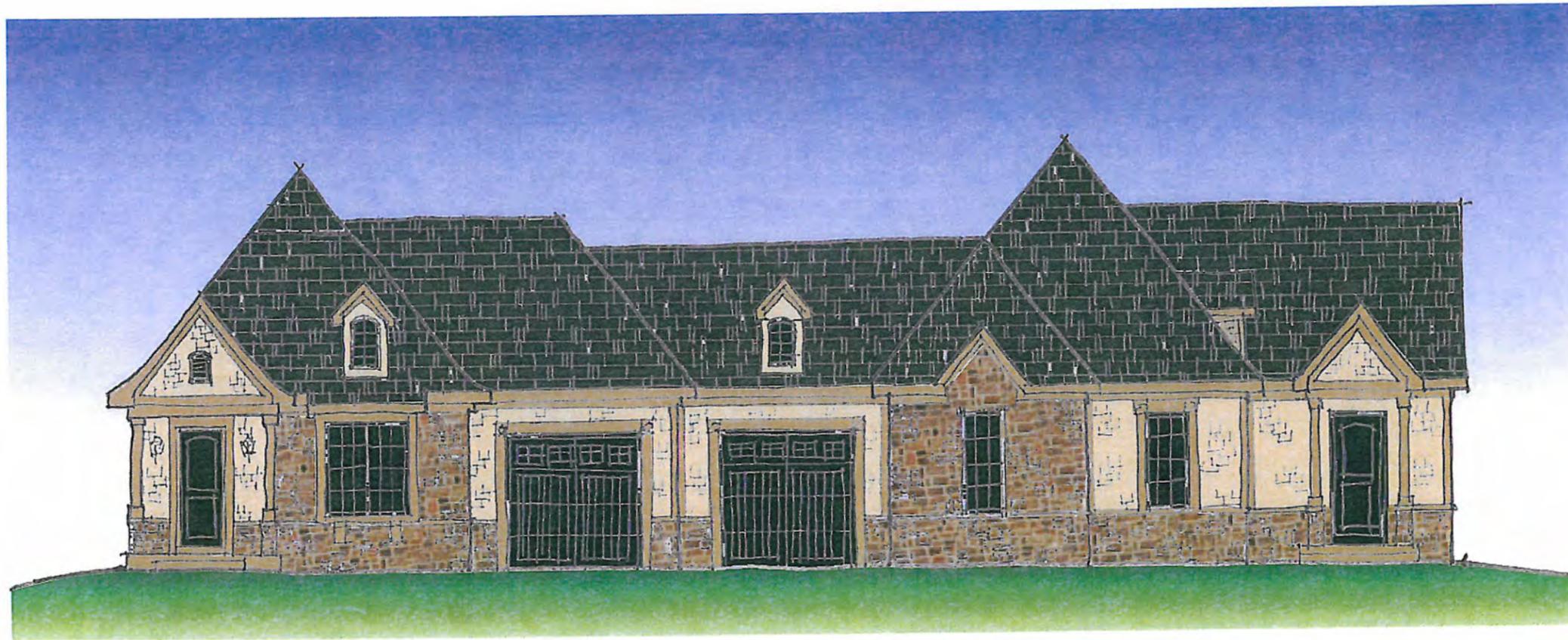


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FRONT ELEVATION
SCALE = 1/8" = 1'-0"

PROPOSED TWO-FAMILY
CONDOMINIUM MODEL

PINNACLE DEVELOPMENT COMPANY

PROPOSED
ELEVATION

OPTION TWO

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FRONT ELEVATION
SCALE = 1/8" = 1'-0"

PROPOSED TWO-FAMILY
CONDOMINIUM MODEL

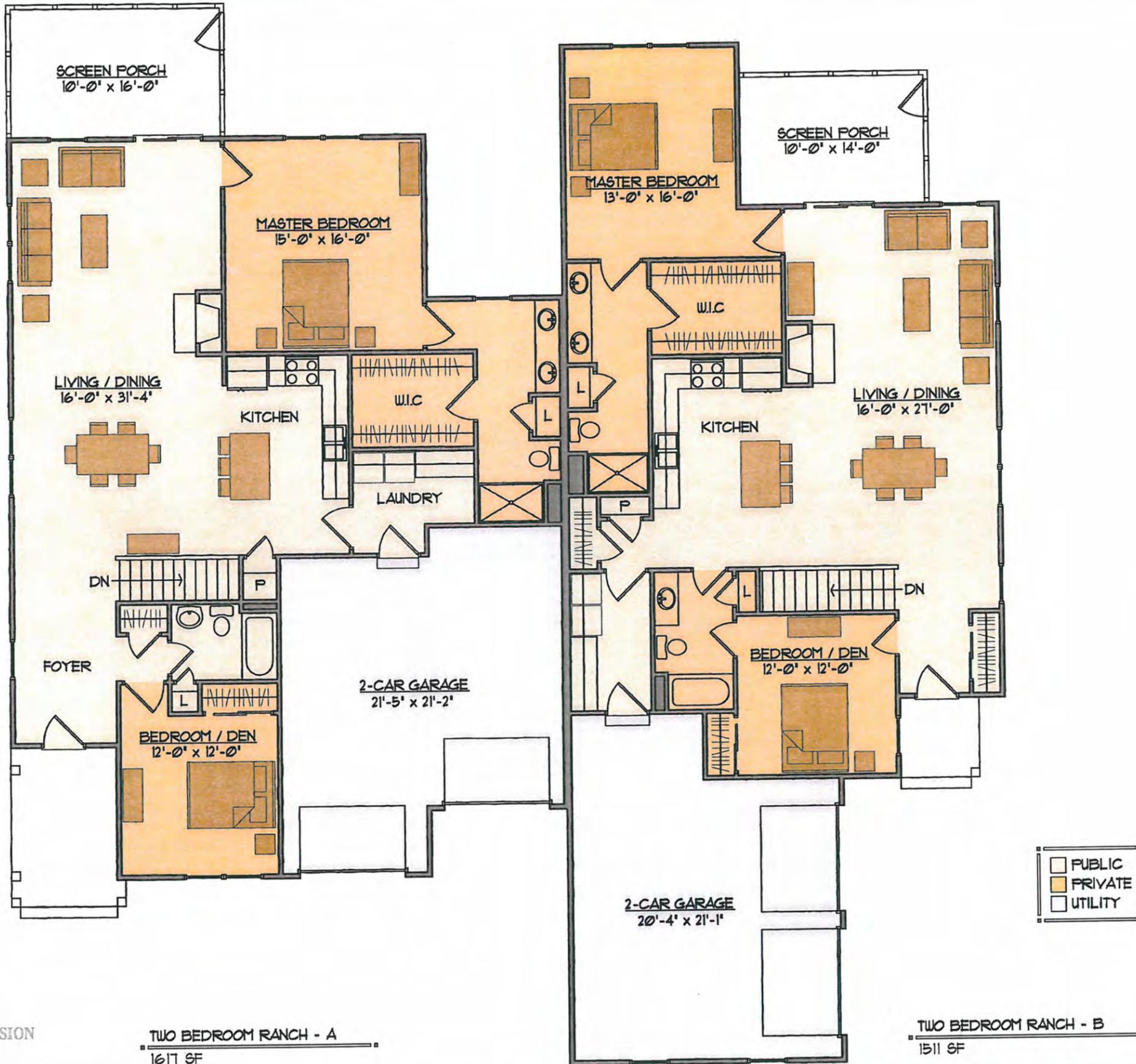
PINNACLE DEVELOPMENT COMPANY

PROPOSED
ELEVATION
OPTION THREE

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PROPOSED TWO-FAMILY
 CONDOMINIUM MODEL

PINNACLE DEVELOPMENT COMPANY

PROPOSED
 FLOOR PLANS

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Engineers, Surveyors, Planners, Scientists

April 22, 2011

Kyle Rauch, AICP
Planning & Development Officer
City of Grove City
4035 Broadway
Grove City, Ohio 43123

Subject: Pinnacle Club Subarea A₃

Dear Kyle,

In response to the staff review letter for the Pinnacle Club Subarea A₃ development plan application, we have made the following changes and / or additions to our original application per your request.

1. The development plan standards text has been revised to reflect the strikeout format as requested.
2. Section II (A) (2) has been revised in the development standards text to include garage and basements areas are excluded from the minimum building square footage requirements.
3. Section II (B) (3) has been revised to include a minimum building separation of 14 feet between structures.
4. The Design Review Manual for the Estates Lots will be revised to include the standards for Subarea A₃ once the rezoning and amendment have been approved by the City of Grove City.
5. The project narrative has been revised as requested by staff.
6. Color renderings for each of the building types will be provided by the architect as requested.
7. Front, rear and side elevations of the building types identifying the height, pitch of roof and building materials will be provided by the architect.
8. Floor plans and building square footages will be submitted by the architect.
9. A materials board will be submitted by the architect as requested.

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10. The architect will also provide 8.5" x 11" cut sheet of the manufacturer and colors for the exterior finishes.

11. The size of the garages has been noted on the floor plans for the various types of units.

As a part of this resubmission we have provided you twenty complete sets of the amended and / or additional information as requested. If you have any questions please feel free to call.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Jeffrey Adam Strung RLA, ASLA
Director of Planning and Landscape Architecture

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