



February 22, 2013

The Mews at Pinnacle Club Amended Final Development Plan
CEC Project 122-008
Project Narrative

The Mews at Pinnacle Club is a 12.8-acre multifamily residential development originally planned as a 23 building community with a total of 75 units. Seven (7) buildings with a total of 23 units were constructed under the previous development plan. The existing buildings are numbered 5, 6, 7, 8, 9, 12 & 22 on the plan.

This amendment to the Final Development Plan proposes 19 new buildings with a total of 45 new units on the undeveloped portions of the site. Building types “E” and “F” are proposed with the amendment and they will be the only building types used for the remainder of the site build-out. A minimum separation of 20 feet will be maintained between the primary massing areas of both the new and existing buildings. Grove City staff have allowed for lesser distances between the optional four-season room/porch areas. Driveways are a minimum of 18 feet long.

The sanitary sewer, storm sewer, water line and roadway for the site were constructed under the previous development plan as well. This amendment adds and relocates sanitary and water services for the revised building locations; however, no changes to the water main or sanitary main are proposed. Four storm sewer structures and associated pipes have been relocated to allow for the proposed building locations. These storm sewer modifications are shown adjacent to buildings 14 and 15, 17 and 25, and 1 and 2.

Several visitor parking spaces along St. Andrews Drive have also been shifted to allow for the proposed building locations, particularly those between the buildings facing out to Buckeye Parkway and between Buildings 17 and 18. The mailbox for the community has been moved into the island in front of Building 20 and the two parallel spaces were changed to head-in spaces. Additionally, the 5-space parking area near Building 11 has been reconfigured with four (4) head-in spaces relocated across the street between existing Building 9 and proposed Building 10 with the fifth space shifted to the island, next to the new mailbox location. The total amount of visitor parking provided in this amendment is the same as the total parking provided under the previous final development plan.

Civil & Environmental Consultants, Inc.

Columbus	8740 Orion Place Suite 100 Columbus, Ohio 43240 Ph: 614/540-6633 / Fx: 614/540-6638 Toll Free: 888/598-6808 columbus@cecinc.com www.cecinc.com	Austin	855/365-2324	Cleveland	866/507-2324	North Central PA	877/321-2324
		Boston	866/312-2024	Detroit	866/380-2324	Phoenix	877/231-2324
		Charlotte	855/859-9932	Export	800/899-3610	Pittsburgh	800/365/2324
		Chicago	877/963-6026	Indianapolis	877/746-0749	St. Louis	866/250-3679
		Cincinnati	800/759-5614	Nashville	800/763-2326	Toledo	888/598-6808



THE MEWS AT PINNACLE CLUB

FINAL DEVELOPMENT PLAN

GROVE CITY, OHIO
SUBMITTED: 10/4/05

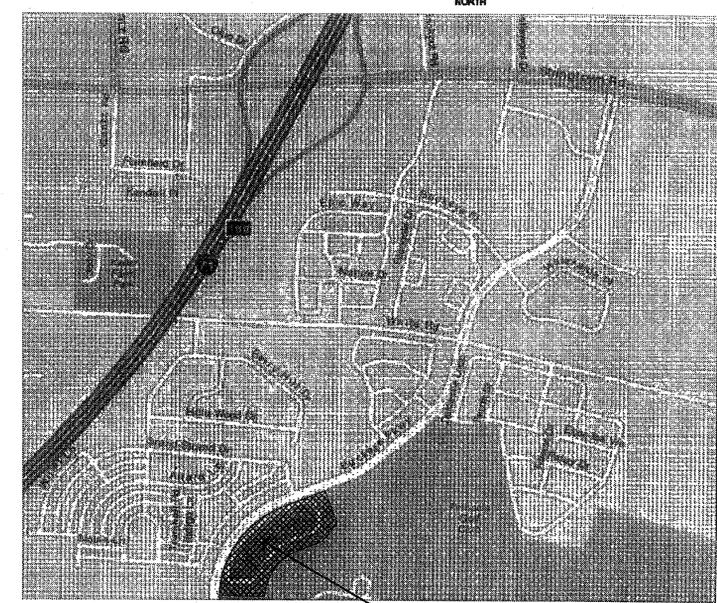
REVISION: 03-23-10
REVISION: 03-05-13

ENGINEERING
GEORGE A. MARA ENGINEERING, Inc.
CONSULTING ENGINEERS
LOGAN, OHIO
PHONE: (740) 385-8138

INDEX OF DRAWINGS

- L1.01 KEY PLAN
- *L1.02 SITE PLAN
- L1.03 ENTRY FEATURE PLAN
- L2.01 SITE PLANTING PLAN
- L2.02 ENTRY FEATURE PLANTING PLAN
- L2.03 UNIT PLANTING PLAN
- *L2.03a UNIT PLANTING PLAN
- L3.01 DETAILS
- A1.01 BUILDING 'B' PLANS
- A1.02 BUILDING 'C' PLANS
- A1.03 BUILDING 'D' PLANS
- *A1.04 BUILDING 'E' PLANS
- *A1.05 BUILDING 'F' PLANS
- A2.01a BUILDING 'B' ELEVATIONS
- A2.01b BUILDING 'B' ELEVATIONS w/ OPTIONAL SUNROOMS & SCREENED PORCHES
- A2.02a BUILDING 'C' ELEVATIONS
- A2.02b BUILDING 'C' ELEVATIONS w/ OPTIONAL SUNROOMS
- A2.02c BUILDING 'C' ELEVATIONS w/ OPTIONAL SCREENED PORCHES
- A2.03a BUILDING 'D' ELEVATIONS
- A2.03b BUILDING 'D' ELEVATIONS w/ OPTIONAL SUNROOMS
- A2.03c BUILDING 'D' ELEVATIONS w/ OPTIONAL SCREENED PORCHES
- *A2.04a BUILDING 'E' - ELEVATIONS
- *A2.04b BUILDING 'E' - ELEVATIONS w/ OPTIONAL SUNROOMS & SCREENED PORCHES
- *A2.04c BUILDING 'E' - GOLF COURSE UNITS EXTERIOR ELEVATIONS
- *A2.05a BUILDING 'F' - ELEVATIONS
- *A2.05b BUILDING 'F' - ELEVATIONS w/ OPTIONAL SUNROOMS & SCREENED PORCHES
- *E1.01 DEVELOPMENT PLAN

SITE LOCATION MAP



SITE



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www.cecinc.com

SIGNATURES FOR REVISION DATED 03-05-13

CITY ADMINISTRATOR	DATE
SERVICE DIRECTOR	DATE
REVIEW FOR THE CITY OF GROVE CITY	DATE
JACKSON TOWNSHIP FIRE DEPARTMENT	DATE

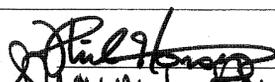
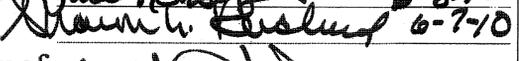
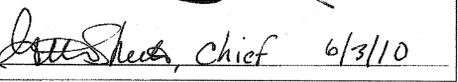

*REGISTERED ENGINEER



2.22.13
DATE

*THE ABOVE ENGINEER'S SEAL AND SIGNATURE PERTAIN ONLY TO THE REVISIONS MADE TO THE ENGINEERING DESIGN SHEETS IN THIS PLAN SET, L1.02 AND E1.01.

SIGNATURES

City Administrator		6-8-10
Service Director		6-7-10
Review for the City of Grove City		5-27-10
Jackson Township Fire Department		6/3/10

Owner/Developer
Long & Wilcox
3100 Tremont Road, Suite 200
Upper Arlington, Ohio 43221
Contact: Jonathan Wilcox
(614) 273-3100

* DENOTES SHEETS THAT WERE REVISED OR ADDED AS PART OF THE AMENDED FINAL DEVELOPMENT PLAN DATED 03-05-2013



SECONDARY
ENTRY PLANTING
(SEE SHEET L2.02)

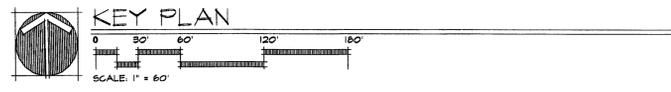
TYPICAL BUILDING B
PLANTING PLAN
(SEE SHEET L2.03)

TYPICAL BUILDING D
PLANTING PLAN
(SEE SHEET L2.03)

MAIN
ENTRY PLANTING
(SEE SHEET L2.02)

TYPICAL BUILDING C
PLANTING PLAN
(SEE SHEET L2.03)

METER PIT
PLANTING PLAN
(SEE SHEET L2.02)



no.	revisions:	by:

KE
5/6/10

SITE DATA

• Total Acreage: 12.78 ± Ac.

Current Amendment	Previous Amendment
• Total Buildings:	• Total Buildings:
• Building Type B: 2	• Building Type B: 6
• Building Type C: 3	• Building Type C: 9
• Building Type D: 2	• Building Type D: 8
• Building Type E: 12	• Total Dwelling Units: 75
• Building Type F: 7	
• Total Dwelling Units: 68	Density: 5.86 du/ac.
Density: 5.32 du/ac.	

Total Landscaped Acreage: ± 6.7 Ac.
 Approximate distance to nearest cross street: ± 750'

Notes:

Zoning : The Pinnacle Club of Grove City - Sub Area I

- Current zoning or property: PUD-R
- Proposed zoning or property: PUD-R

Garages:

- All garages will be two (2) car attached garages.

Guest Parking:

- There is a minimum of 31 guest parking spaces shown on the plan in various locations throughout the site. (These spaces do not include the double stacked parking located in front of the units.)
- All units shall have a minimum of two (2) parking spaces.

Loop Road Signage:

- Loop road to contain "No Parking" signs per city requirements.

Trash Service:

- Trash collection will be provided by a private contractor hired by the association and shall be individual container pick-up. Dumpsters will not be allowed.

Irrigation:

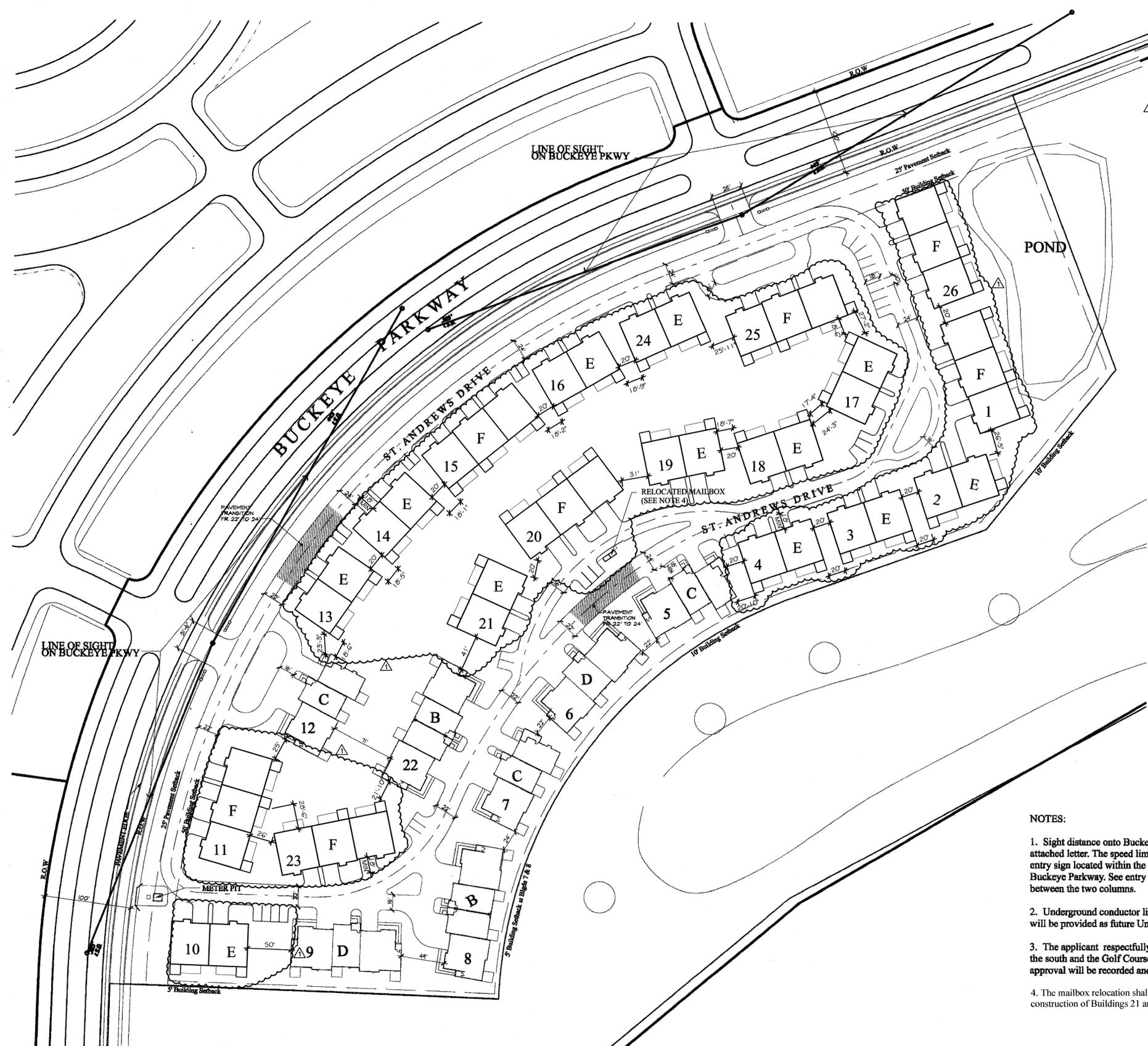
- Irrigation to be included at both main entry landscapes

Lighting:

- Lighting to be provided on building exteriors

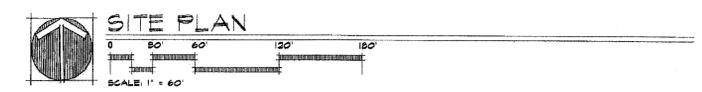
NOTES:

1. Sight distance onto Buckeye Parkway meets Traffic Engineering requirements (ODOT Location and Design Manual) – see attached letter. The speed limit on Buckeye Parkway is 35 MPH and the review was evaluated at a speed of 40 MPH. The south entry sign located within the existing island will be removed and the sign will be placed between the two entry columns parallel to Buckeye Parkway. See entry plan for location. The north and south entry off of Buckeye Parkway will have the signage placed between the two columns.
2. Underground conductor lines have been completed for the downspouts for the existing Units and the remaining conductor lines will be provided as future Units are built and completed.
3. The applicant respectfully requests a 5 foot rear-yard setback for Buildings 7, 8 and 9 which are located along the Open Space to the south and the Golf Course to the east to accommodate screened in porches, three season rooms and four season rooms. Setback approval will be recorded and become a public record for future transfers.
4. The mailbox relocation shall be coordinated with the postal inspector. The timing of the relocation shall be synchronized with the construction of Buildings 21 and 20.



REVISION RECORD		
NO	DATE	DESCRIPTION
▲	03/05/13	BUILDING LOCATIONS, DIMENSIONS
▲		
▲		
▲		

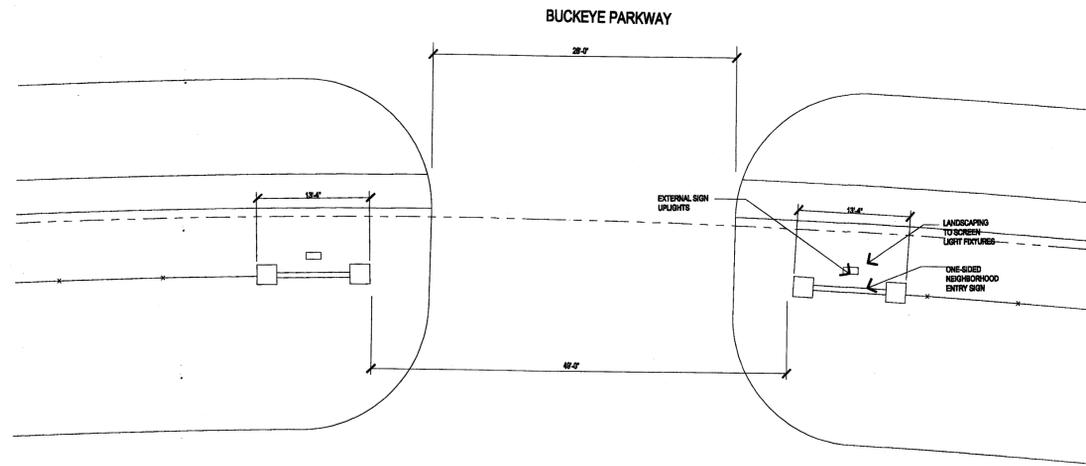
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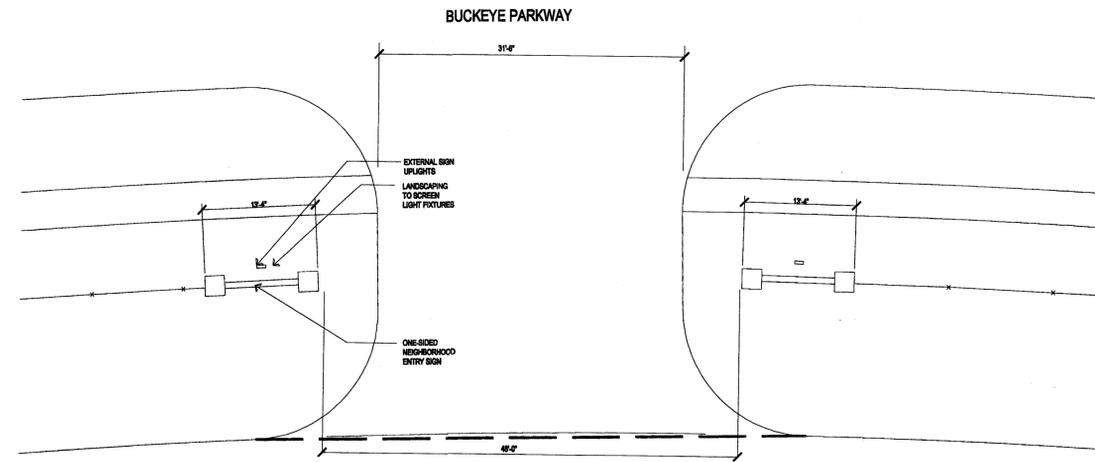
THE STONEHENGE COMPANY
 THE MEWS AT PINNACLE CLUB (SUB AREA "I")
 Grove City, Ohio
 SITE DI ANI

no.	revisions:	b

date: 03-23-10
 sheet:
L1.02



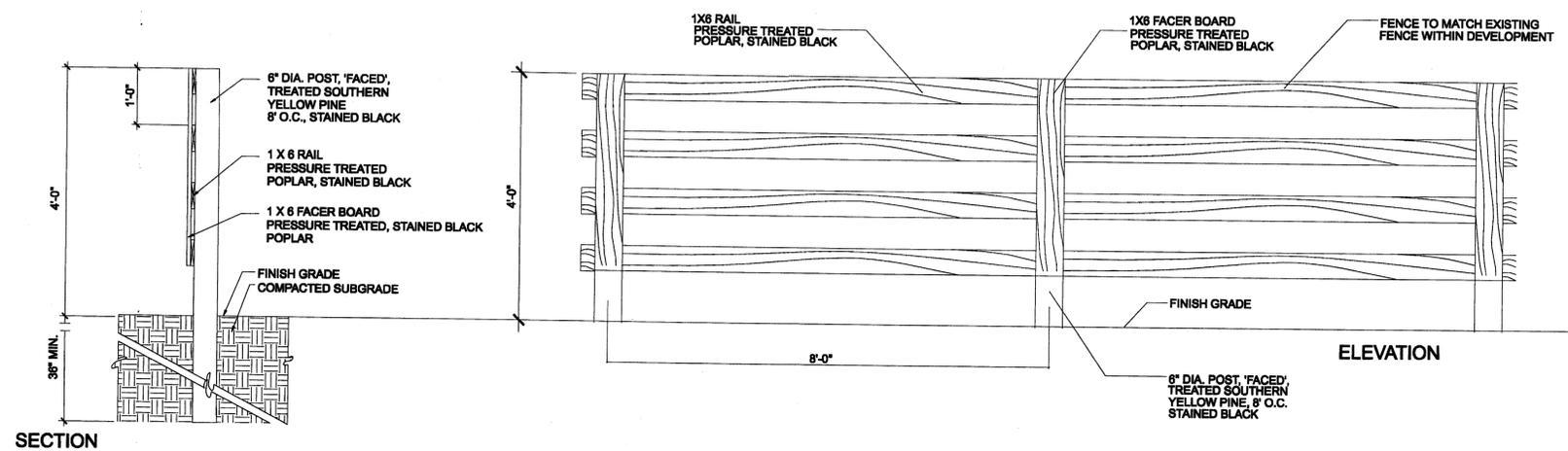
1 PLAN: SECONDARY ENTRY ENLARGEMENT
SCALE: 1" = 10'



1 PLAN: MAIN ENTRY ENLARGEMENT
SCALE: 1" = 10'

GENERAL NOTES

1. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS. IF A CONFLICT IN THE PROPOSED CONSTRUCTION ARISES NOTIFY THE OWNER.
2. COLUMN AND SIGNAGE DETAILS LOCATED ON DETAIL SHEET LS.02.
3. THIS ENTRY PLAN PERTAINS TO BOTH ENTRIES. ENTRY PLANS ARE TO BE SIMILAR.



2 DETAIL: 4-RAIL FENCE
SCALE: N.T.S.

no.	revisions:	by:

date: 03-23-10
sheet:

L1.03

YE
3/26/10



PLANT LIST

SEE SHEET L2.03 FOR UNIT SHRUB PLANTINGS
(CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
SHADE TREES					
AES	Aesculus x c. 'Briotii'	Red Flowered Horsechestnut	2' Cal.	B&B	
ARB	Acer rubrum 'Brandywine'	Brandywine Red Maple	2' Cal.	B&B	
ASG	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2' Cal.	B&B	
GTI	Gleditsia L. 'Imperial'	Imperial Honey Locust	2' Cal.	B&B	
GRU	Quercus rubra	Red Oak	2' Cal.	B&B	
ORNAMENTAL TREES					
ACA	Amelanchier canadensis	Shadblow Serviceberry	2' Cal.	B&B	Single Stem
AST	Acer s. 'Tataricum'	Tatarian Maple	2' Cal.	B&B	Single Stem
CPO	Crataegus phaenopynum 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2' Cal.	B&B	
KPA	Koeleruteria paniculata	Golden Rain Tree	2' Cal.	B&B	
MSE	Malus 'Sentinel'	Sentinel Crab	2' Cal.	B&B	
PSK	Prunus s. 'Knoxan'	Knoxan Cherry	2' Cal.	B&B	

LEGEND

	DECIDUOUS SHADE TREE TOTAL: 61 TREES
	ORNAMENTAL TREE TOTAL: 64 TREES
UNIT TREES REQUIRED (2 PER UNIT) = 150	
TYPICAL ENTRY TREES = 20	
POND SHADE TREES REQUIRED (1 PER 100 LF) = 5	
POND ORNAMENTAL TREES REQUIRED (1 PER 15LF) = 6	
TOTAL TREES REQUIRED = 181	
TOTAL TREES PROVIDED = 181	
SOD REQUIREMENT: ALL UNITS SHALL HAVE SODDED FRONT & SIDE YARDS WITH 10' OF SOD OFF REAR OF BUILDING.	

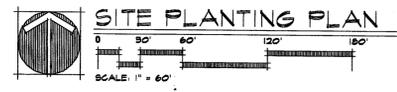
GENERAL NOTES

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
4. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SOD NEEDS TO COVER FRONT, SIDE & 10' OF REAR YARDS.
6. PLANTING BEDS SHALL HAVE MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
7. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
8. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
9. ELECTRICAL TRANSFORMERS SHALL BE SCREENED BY PLANT MATERIALS UPON FIELD DIRECTION BY OWNER'S REPRESENTATIVE.
10. THESE PLANTING NOTES PERTAIN TO ALL PLANTING PLANS THROUGHOUT THIS PACKAGE.
11. PLANTING DETAILS SEE SHEET L3.01.
12. LANDSCAPING MATERIALS ARE SUBJECT TO AVAILABILITY. OWNER MAY SUBSTITUTE FOR UNAVAILABLE MATERIALS WITH THOSE OF SIMILAR TYPE & QUALITY WITH APPROVAL OF CITY'S URBAN FORESTER.

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date: 03-23-10
sheet:

L2.01



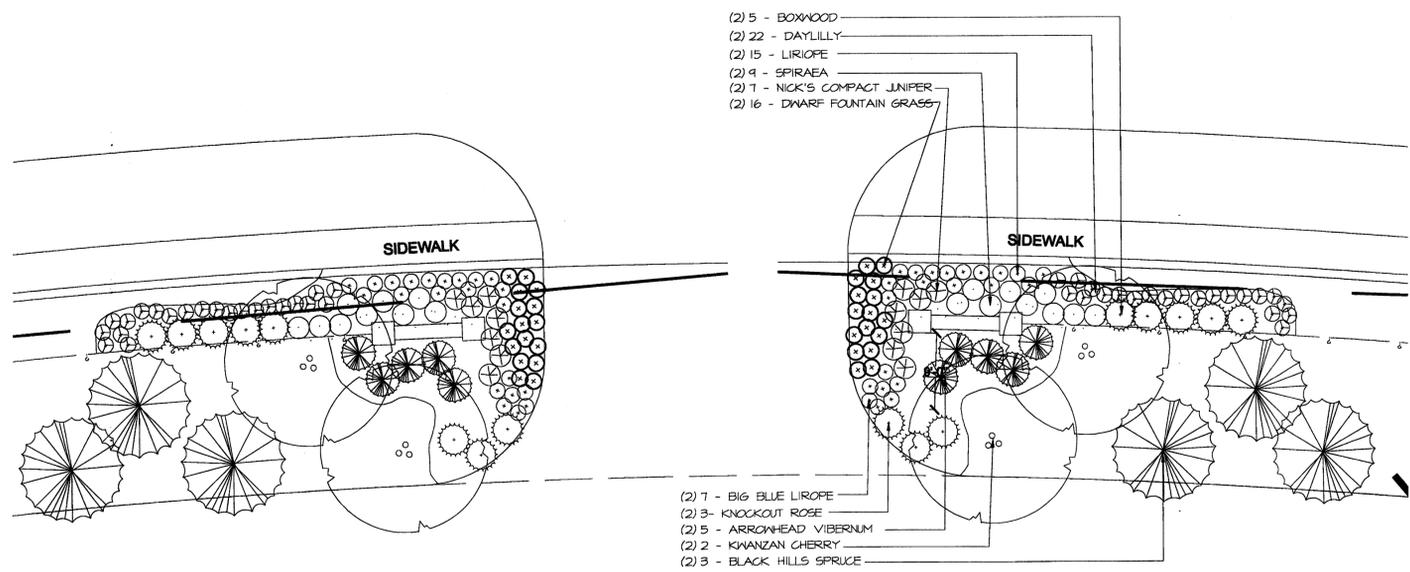
PLANT LIST

(CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN)

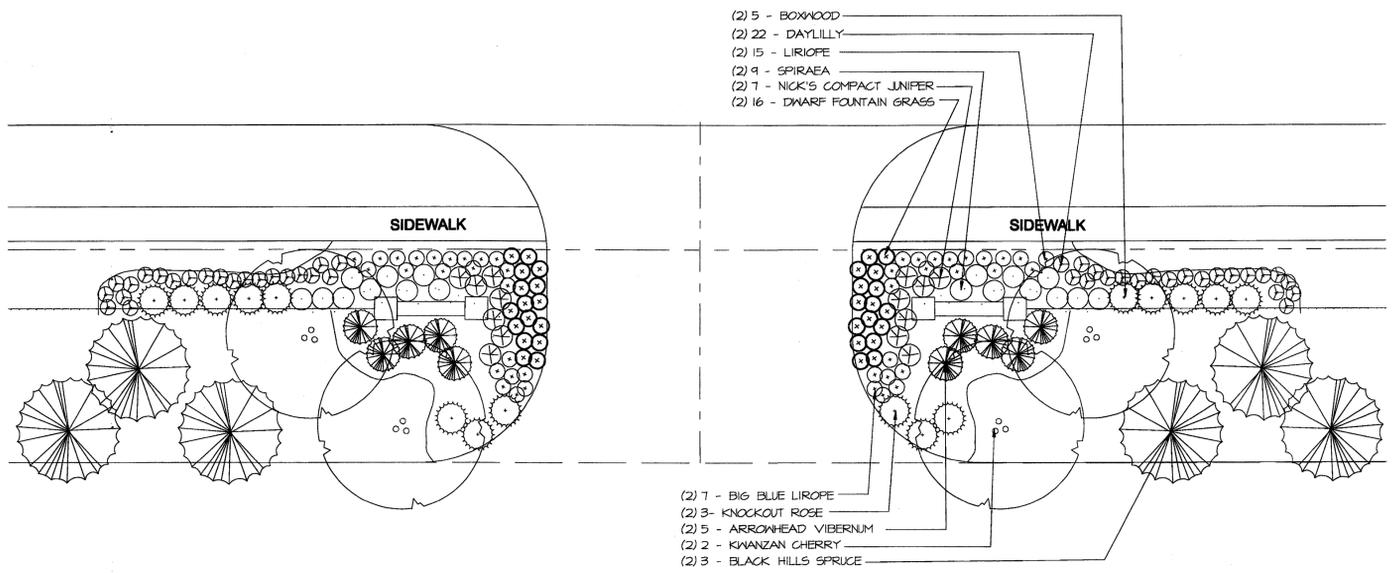
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ORNAMENTAL TREES				
PK	<i>Pinus s. 'Kwanzan'</i>	Kwanzan Cherry	2" CAL.	EMB
EVERGREEN TREES				
PS	<i>Picea glauca</i>	Black Hills Spruce	8'-10' Hgt.	EMB
SHRUBS				
PAL	<i>Pennisetum alopecuroides 'Hemfi'</i>	Dwarf Fountain Grass	#3	Cont.
JCS	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	#2	Cont.
GRASSES & PERENNIALS				
CVM	<i>Coneopsis verticillata 'Moonbeam'</i>	Moonbeam Coneopsis	#1	Cont.
LNV	<i>Liriope m. 'variegata'</i>	Variegated Liriope	#1	Cont.
MSG	<i>Miscanthus s. gracillima</i>	Maiden Grass	#3	Cont.

GENERAL NOTES

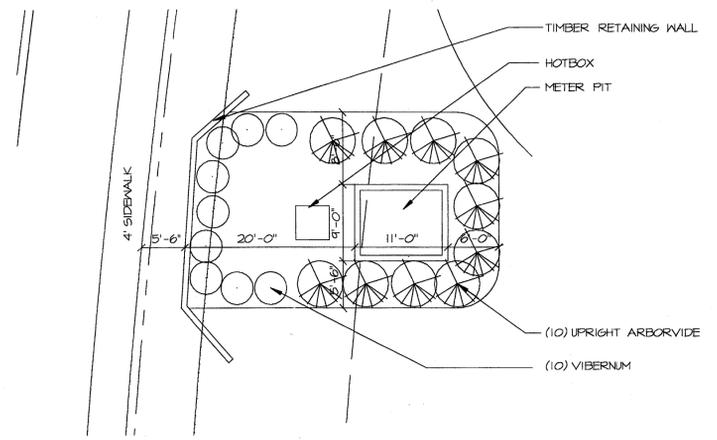
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- PLANTING BEDS SHALL HAVE MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- ELECTRICAL TRANSFORMERS SHALL BE SCREENED BY PLANT MATERIALS UPON FIELD DIRECTION BY OWNER'S REPRESENTATIVE
- THESE PLANTING NOTES PERTAIN TO ALL PLANTING PLANS THROUGHOUT THIS PACKAGE.
- PLANTING DETAILS SEE SHEET L3.01
- ENTRY PLANTING PLANS SHALL BE SIMILAR AT BOTH ENTRIES.



PLAN: MAIN ENTRY ENLARGEMENT



PLAN: SECONDARY ENTRY ENLARGEMENT



PLAN: METER PIT ENLARGEMENT



THE STONEHENGE COMPANY
 THE MEWS AT PINNACLE CLUB (SUB AREA "1")
 Grove City, Ohio
 ENTRY FEATURE PLANTING PLAN

no.	revisions:	by:

date: 03-23-10
 sheet:

L2.02

14
 3/21/10

SHRUB PLANT LIST SEE SHEET L2.01 FOR SITE TREE PLANTING

(CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN)

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
SHRUBS						
	BTA	Berberis thunbergii 'a. nana'	Crimson Pigmy Barberry	#3	Cont.	
	BX6	Buxus x 'Green velvet'	Green Velvet Boxwood	#3	Cont.	
	EAC	Euonymus alata 'Compacta'	Compact Burningbush	24"	Cont.	
	JCS	Juniperus chinensis 'Sea green'	Sea Green Juniper	#2	Cont.	
	P6C	Picea glauca 'Conica'	Dwarf Alberta Spruce	#3	Cont.	
	SJL	Spirea japonica 'Goldflame'	Goldflame Spirea	24"	Cont.	
	SXB	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	#3	Cont.	
	TCC	Taxus cuspidata 'Capitata'	Pyramidal Japanese Yew	24"	BMB	
	TXH	Taxus media 'Hicksii'	Hicks Yew	24"	BMB or cont	
	TXD	Taxus repandens	English Yew	24"	BMB or cont	

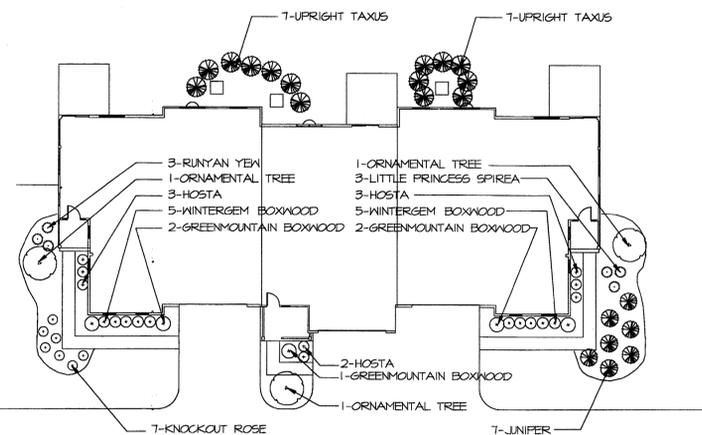
NOTE: ALL PLANTING AREAS TO BE MULCHED W/ MIN. 3" SHREDDED HARDWOOD MULCH.

LEGEND

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	PERENNIALS/ORNAMENTAL GRASS
	MULCH BED

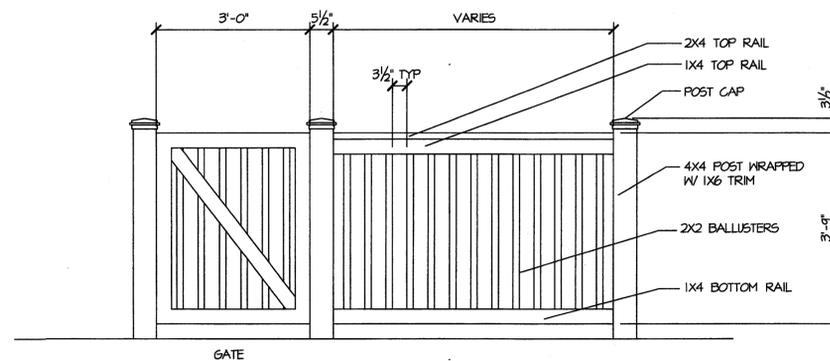
TREE COUNT

	DECIDUOUS SHADE TREE TOTAL: 81 TREES
	ORNAMENTAL TREE TOTAL: 69 TREES
	UNIT TREES REQUIRED (2 PER UNIT) = 150
	TYPICAL ENTRY TREES = 20
	POND SHADE TREES REQUIRED (1 PER 100 LF) = 5
	POND ORNAMENTAL TREES REQUIRED (1 PER 75LF) = 6
	TOTAL TREES REQUIRED = 181
	TOTAL TREES PROVIDED = 181
SOD REQUIREMENT: ALL UNITS SHALL HAVE SODDED FRONT YARDS WITH 10' OF SOD SURROUNDING THE SIDE AND REAR OF BUILDING.	



NOTE: SEE L2.01 FOR TREE PLANTING LOCATIONS.

BUILDING TYPE D



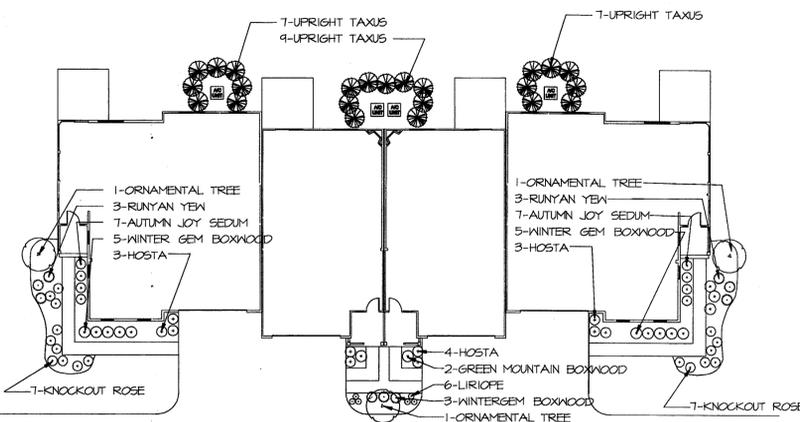
PORCH FENCE DETAIL

MIN. UNIT REQUIREMENTS

- 2 TREES PER UNIT
- 5 SHRUBS PER UNIT

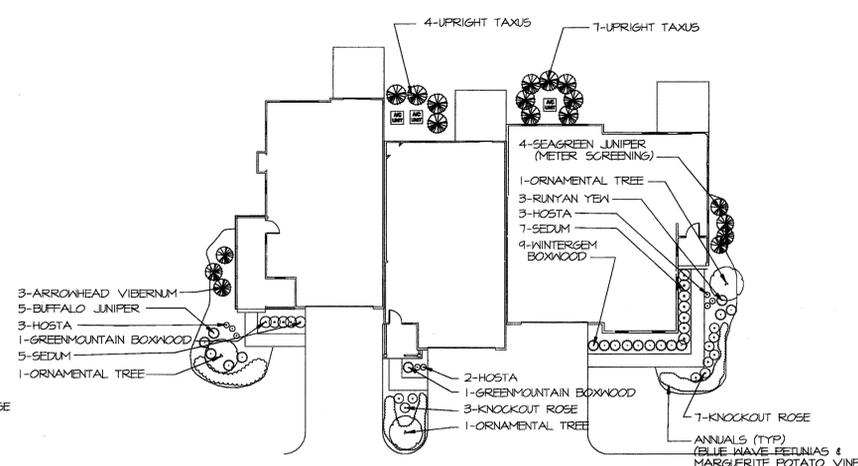
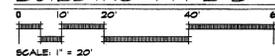
GENERAL NOTES

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- PLANTING BEDS SHALL HAVE MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- PLANTING DETAILS SEE SHEET L3.01. PLANTS MORE THAN 3' ABOVE GRADE WILL BE REJECTED.
- FINAL LOCATION OF DECIDUOUS TREES AND ORNAMENTAL TREES VARY. SEE SITE PLANTING PLAN L2.01 FOR FINAL LOCATIONS OF ALL TREES



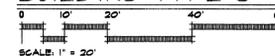
NOTE: SEE L2.01 FOR TREE PLANTING LOCATIONS.

BUILDING TYPE B



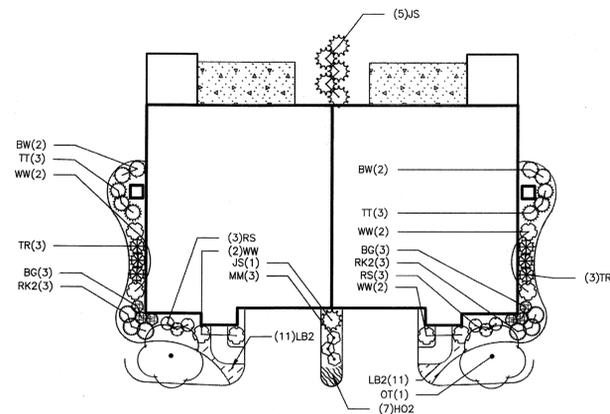
NOTE: SEE L2.01 FOR TREE PLANTING LOCATIONS.

BUILDING TYPE C



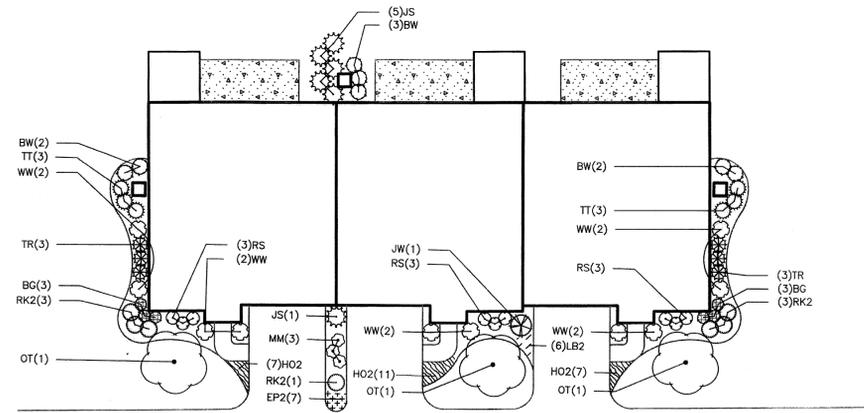
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5/6/10



NOTE: SEE L2.01 FOR TREE PLANTING LOCATIONS.

BUILDING TYPE E



NOTE: SEE L2.01 FOR TREE PLANTING LOCATIONS.

BUILDING TYPE F



PLANT SCHEDULE

SEE SHEET L2.01 FOR SITE TREE PLANTING

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY	REMARKS
	JS	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	B & B	5'-6' HT.		
	JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	B & B	6'-7' HT.		
	OT	ORNAMENTAL TREE / ORNAMENTAL TREE	B & B	2" CAL.		
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY	REMARKS
	BW	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM BOXWOOD	B&B/CONT.	30"-36" H.T.		
	BG	BUXUS X 'GREEN MOUNTAIN' / BOXWOOD	B&B/CONT.	30"-36" H.T.		
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT SILVER GRASS	3 GAL			
	RS	RHODODENDRON AZALEA 'GIRARD SCARLET' / GIRARD SCARLET AZALEA	CONT.	24"-30" H.T.		
	RK2	ROSA SHRUB 'DOUBLE KNOCK OUT' / DOUBLE KNOCK OUT ROSE (RED)	CONT.	24" HT.		
	TR	TAXUS BACCATA 'REPANDENS' / SPREADING ENGLISH YEW	B & B	24"-30" H.T.		
	TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B&B/CONT.	4'-5' HT.		
	WW	WEIGELA FLORIDA 'WINE & ROSEST' / WINE & ROSEST WEIGELA	B&B/CONT.	24"-30" H.T.		
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY	REMARKS
	EP2	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	1 GAL @ 20" OC			
	HO2	HEMEROCALLIS HYBRID 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL @ 20" OC			INCORPORATE SPRING BULB MIX INTO THESE AREAS
	LB2	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL @ 20" OC			

NOTE: ALL PLANTING AREAS TO BE MULCHED W/ MIN. 3" SHREDDED HARDWOOD MULCH.

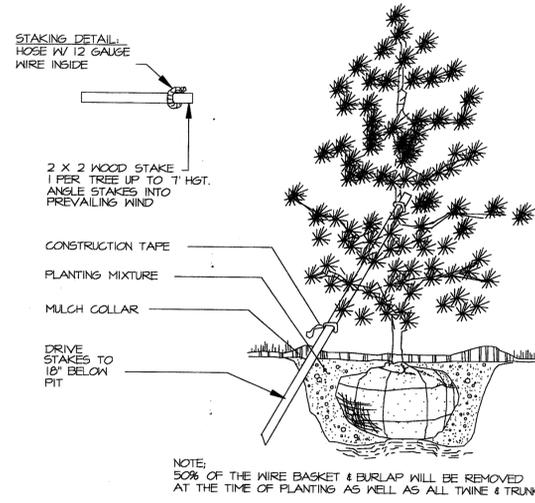
MIN. UNIT REQUIREMENTS

- 2 TREES PER UNIT
- 5 SHRUBS PER UNIT

GENERAL NOTES

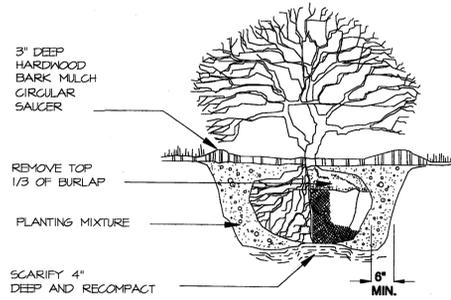
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- PLANTING BEDS SHALL HAVE MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- PLANTING DETAILS SEE SHEET L3.01. PLANTS MORE THAN 3" ABOVE GRADE WILL BE REJECTED.
- FINAL LOCATION OF DECIDUOUS TREES AND ORNAMENTAL TREES VARY. SEE SITE PLANTING PLAN L2.01 FOR FINAL LOCATIONS OF ALL TREES

no.	revisions:	by:

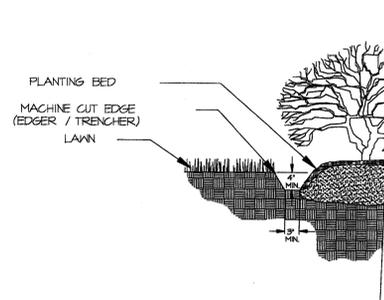


1 TYP. 8' EVERGREEN TREE PLANTING
SCALE: N.T.S.

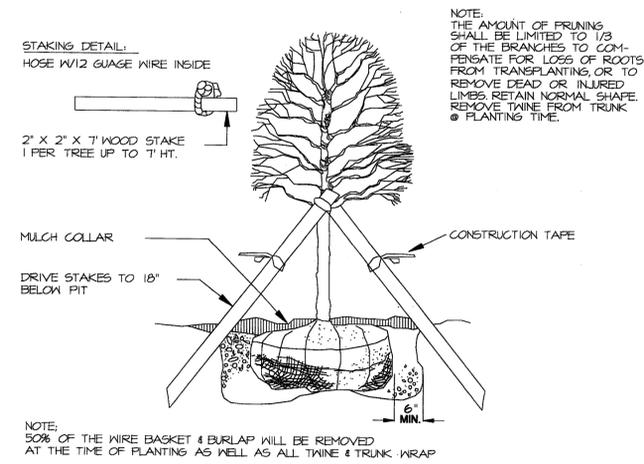
LIMIT AMOUNT OF PRUNING TO 1/3 OF TOTAL BRANCH AREA TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING, OR TO REMOVE DEAD OR INJURED LIMBS. RETAIN NORMAL SHAPE. REMOVE ANY TWINE FROM STEM @ TIME OF PLANTING



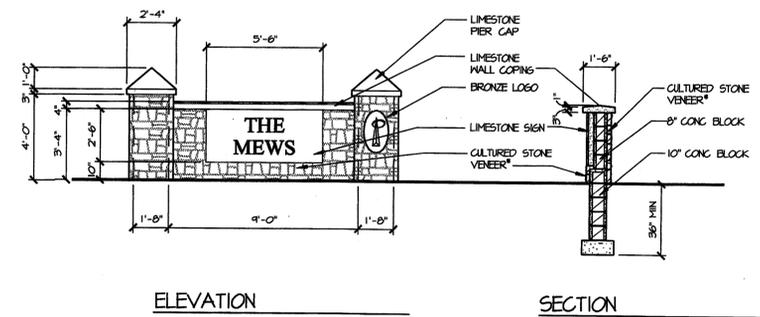
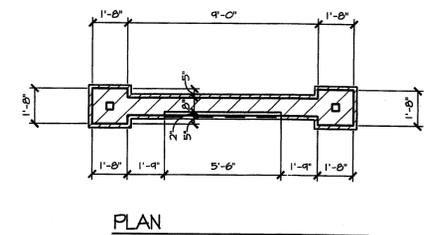
2 TYP. SHRUB PLANTING
SCALE: N.T.S.



3 BED EDGING DETAIL
SCALE: N.T.S.



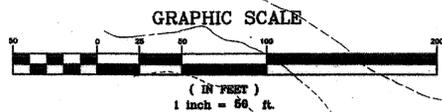
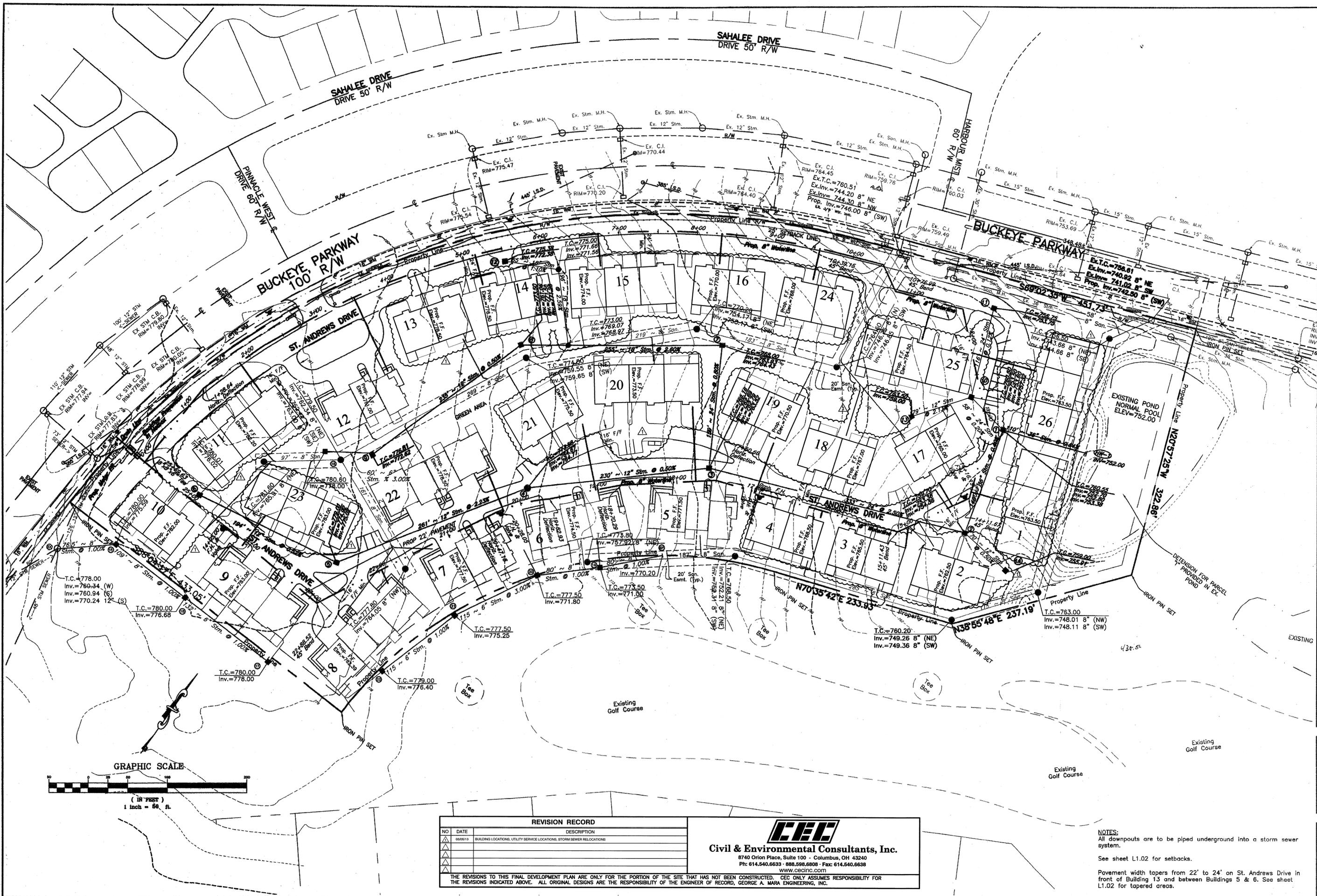
4 TYP. SHADE/ ORNAMENTAL TREE PLANTING
SCALE: N.T.S.



5 ENTRY DETAILS
SCALE: 1/4" = 1'-0"

no.	revisions:	by:

KC
5/10/10



REVISION RECORD		
NO	DATE	DESCRIPTION
1	09/06/10	BUILDING LOCATIONS, UTILITY SERVICE LOCATIONS, STORM SEWER RELOCATIONS


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THE REVISIONS TO THIS FINAL DEVELOPMENT PLAN ARE ONLY FOR THE PORTION OF THE SITE THAT HAS NOT BEEN CONSTRUCTED. CEC ONLY ASSUMES RESPONSIBILITY FOR THE REVISIONS INDICATED ABOVE. ALL ORIGINAL DESIGNS ARE THE RESPONSIBILITY OF THE ENGINEER OF RECORD, GEORGE A. MARA ENGINEERING, INC.

NOTES:
 All downpouts are to be piped underground into a storm sewer system.
 See sheet L1.02 for setbacks.
 Pavement width tapers from 22' to 24' on St. Andrews Drive in front of Building 13 and between Buildings 5 & 6. See sheet L1.02 for tapered areas.

THE STONEHENGE COMPANY
THE MEWS AT PINNACLE CLUB (SUB AREA "I")
 Grove City, Ohio
SITE PLAN

no. revisions:	by:

job no: 04107
 date: 03-23-10
 sheet:

E1.01