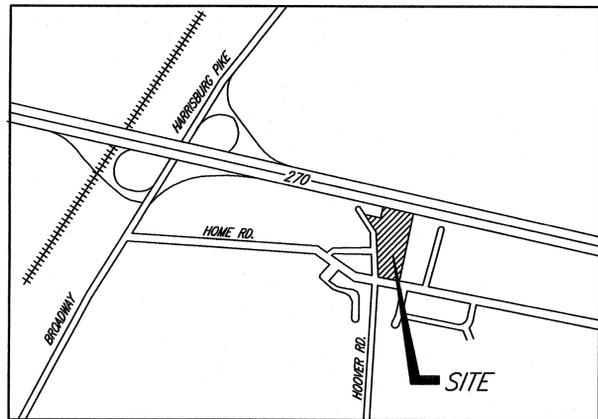


REVISIONS	BY

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

CITY OF GROVE CITY PLANNING COMMISSION
1035 BROADWAY, GROVE CITY, OHIO 43123

PRELIMINARY DEVELOPMENT PLAN
FOR HOOVER HOMES COMMUNITY
OWNER: LARRY GOHRING
1541 WINDSOR AVENUE, COLUMBUS, OHIO 43219



LOCATION MAP
NTS



PRELIMINARY DEVELOPEMENT PLAN APPLICATION CHECK LIST

- TITLE BLOCK - SHEET 1 OF 1.
- LOCATION MAP - SHEET 1. OF 1.
- NONE
- DIMENSIONS ARE AS SHOWN ON PLAN. SITE'S TOTAL ACREAGE = 4.595 ACRES. SITE IS BOUNDED BY THE FOLLING ROADS: HOOVER ROAD ON THE WEST; HOME ROAD ON THE SOUTH; AND I-270 ON THE NORTH. INDIVIDUAL PRIVATE LOTS AND BUILDINGS ON THE EAST.
- PROPOSED BUILDINGS ARE NUMBERED FROM 1 TO 11. BUILDING ON THE ADJACENT PROPERTY IS SHADED AS SHOWN.
- SEE PLAN FOR STREET NAMES. PAVEMENT WIDTH IS VARIABLE.
- LARGE RESIDENTIAL LOTS AS SHOWN. A-1 ZONING.
- AREAS OF DEDICATION SUCH AS STREETS, EASEMENTS, ETC. WILL BE SHOWN WHEN DEVELOPEMENT PLAN APPLICATION IS SUBMITTED AS FOLLO UP TO THIS PRELIMINARY DEVELOPEMENT PLAN APPLICATION.
- AS SHOWN; HOOVER ROAD, DRIVEWAY WIDTH IS EQUAL TO 24' WHILE TYPICAL DISTANCE BETWEEN DRIVEWAYS IS AS SHOWN ON THIS PLAN.
- EXISTING DRIVEWAYS AND ACROSS THE STREET ARE AS SHOWN ON THIS PLAN SHEET.
- DRIVEWAYS AND GARAGES FOR EACH BUILDING UNIT ARE SHOWN ON PLAN ARE AS SHOWN ON THIS PLAN SHEET 1 OF 1.
- PROPOSED LOT COVERAGE = 11.61% TOTAL SQUARE FOOTAGE IN PROJECT, INCLUDING PORCHES PATIOS AND DRIVEWAYS IS EQUAL TO 31160. ROADWAY AREA IS EQUAL TO 21500 SQUARE FEET. PERCENTAGE OF SQUARE FOOTAGE AVAILABLE FOR LANDSCAPING IS APPROXIMATELY EQUAL TO 74%
- TOPOGRAPHY ARE SHOWN. CONTOURS ARE SHOWN AT TWO (2) FOOT INTERVALS AS SHOWN ON SHEET 1 OF 1.
- YES, FACILITY IS DESIGNATED A FENCED AND GATED COMMUNITY AS SHOWN ON THIS PLAN.
- OPEN DITCHES AND SWALE(S) ARE SHOWN WITH DIRECTIONAL FLOW ARROWS. PLEASE SEE LEGEND. PROPOSED RELOCATED SWALES(S) WILL BE SHOWN WHEN DEVELOPEMENT PLAN APPLICATION IS SUBMITTED.
- SEE TYPICAL HATCHED AREA OF BUILDING NO. ON THIS PLAN.
- NARRATIVE DESCRIPTION OF NATURE OF PROJECT.

PROJECT CONSISTS OF 10 TWIN SINGLE BUNGALOWS IN A GATED COMMUNITY. EACH UNIT IS APPROXIMATELY 1120 S.F. OF LIVING SPACE WITH A ONE-CAR GARAGE. UNITS AND FACILITIES HANDICAP ACCESSIBLE. THERE IS ALSO ONE MAINTENANCE BUILDING AND ONE LEASING OFFICE COMBINED. OCCUPANTS OF UNITS SHALL BE 55 YEARS AND OLDER.

RATION OF SQUARE FOOT OF PROPERTY TO BUILDING ARE EXCEEDS CODE REQUIREMENTS. ADDITIONALLY, THERE IS AN EXISTING CITY PARK LOCATED APPROXIMATELY 1500 FT. EAST OF PROJECT SITE.

SUMMARY OF PROGRAM

A-1 ZONING REQUIRED AREA 4.595 ACRES

YARD DIMENSIONS: FRONT 30', REAR 60', SIDE 28'.
DEPTH 28'.
WIDTH 80', CORNER 96'.
OFFSTREET PARKING: (1) 1 GARAGE
FIRE HYDRANT: 1 PER 400'
TOTAL (2)
LIGHTING: 1 POST EACH SIDE OF DRIVEWAY 22'
FENCE ENCLOSURE ENTIRE LOT EXCEPT BUILDING NO. 11
PLANTING AREA SEE SITE PLAN.

SEQUENCE OF CONSTRUCTION DEVELOPMENT

THE FOLLOWING ITEMS OF DEVELOPEMENT WORKS WILL BE CARRIED OUT IN THE FOLLOWING ORDER.

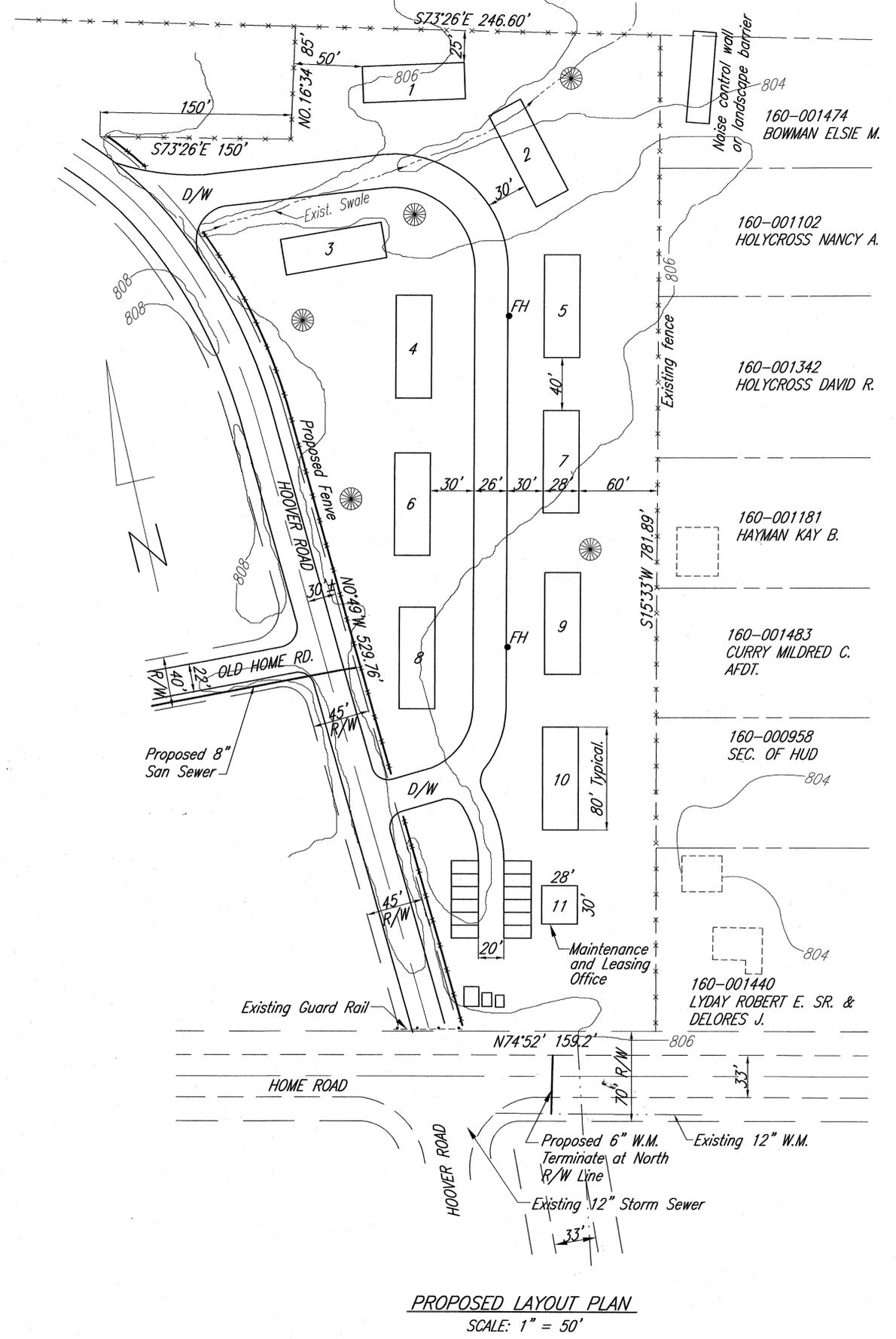
- CLEARING, LEVELLING, REROUTING OF REQUISITE SITE FACILITIES.
- INSTALLATION OF WATER, STORM AND SANITARY SEWERS, GAS AND UNDERGROUND ELECTRIC SYSTEMS.
- ROADWAY AND SIGNING STRUCTURES
- BUILDING AND APPURTENANT STRUCTURES.
- LANDSCAPING AND FENCING INSTALLATION.

NOTES

- THE EXISTING SWALE IN THE NORTHERN SECTION OF THE PROPERTY SHALL BE RELOCATED APPROPRIATELY AND WILL APPEAR IN THE FINAL DEVELOPEMENT PLAN

LEGEND

- 806 CONTOUR LINE/ELEVATION
- DIRECTIONAL DITCH/SWALE FLOW (EXISTING)
- STORM WATER INLET/OUTLETS
- D/W DRIVEWAY
- EXISTING FENCE
- PROPOSED FENCE
- FH FIRE HYDRANT (PROPOSED)
- ⊙ PROPOSED TREES



PROPOSED LAYOUT PLAN
SCALE: 1" = 50'