



**CITY OF GROVE CITY**  
 4035 Broadway  
 Grove City, Ohio 43123  
 (614) 277-3000  
 Fax (614) 277-3011  
 www.ci.grove-city.oh.us

**PRELIMINARY DEVELOPMENT PLAN**  
**APPLICATION**  
 GC PLANNING COMMISSION  
 FEE \$150.00

**RECEIVED**

**MAR 31 2014**

Date Submitted \_\_\_\_\_

PROJECT INFORMATION		
PROJECT NAME <b>The Woods of Pinnacle</b>		
PROPERTY LOCATION/ADDRESS <b>1342 Holton Road</b>		
PARCEL TAX ID # <b>160-000298</b>		
EXISTING ZONING <b>R-A</b>	PROPOSED ZONING <b>PUD-R</b>	
PROPERTY OWNER(S) <b>Richard F. and Harriet E. McClish</b>		
MAILING ADDRESS <b>7210 Bell Station Road, Circleville, OH 43113</b>		
DAYTIME TELEPHONE ( ) <b>740-474-2406</b>	FAX NUMBER ( )	E-MAIL

APPLICANT/AGENT		
NAME OF APPLICANT <b>Schottenstein Homes c/o Jackson B. Reynolds, III</b>		
MAILING ADDRESS <b>37 West Broad Street, Suite 460, Columbus, OH 43215</b>		
DAYTIME TELEPHONE ( ) <b>221-4255</b>	FAX NUMBER ( ) <b>221-4409</b>	E-MAIL <b>jreynolds@smithandhale.com</b>
DESIGNATED CONTACT PERSON <b>Jack Reynolds</b>		DAYTIME TELEPHONE ( ) <b>221-4255</b>

I, Jackson B. Reynolds, III, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant: Jackson B. Reynolds III Date: 2/24/14  
 Signature of Owner: Richard F. & Harriet E. McClish Date: 2/24/14

FOR OFFICE USE ONLY		
DATE RECEIVED <b>3/31/14</b>	PAYMENT RECEIVED/AMOUNT <b>1620.00</b>	CHECK NUMBER <b>16965</b>
RECEIVED BY <b>MR</b>	DATE SCHEDULED FOR PC <b>5/16/14</b>	TEXT INCLUDED YES NO
PROJECT ID # <b>201403310015</b>	PLANNING COMMISSION ACTION APPROVED DISAPPROVED	

# THE CITY OF GROVE CITY

## PRELIMINARY DEVELOPMENT PLAN APPLICATION CHECKLIST

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Please submit eighteen (18) copies of the following information in addition to the \$150.00 Preliminary Development Plan fee no later than 4:00 PM two (2) weeks prior to the Planning Commission meeting you wish this application to be considered. Please be advised that plans must be folded and no application shall be considered complete without the proper fee.

Place all the following information on a scaled drawing on a 24" x 36" sheet.

1. A title block in the lower right hand corner containing:
  - "Preliminary Development Plan"
  - Name of project
  - Name and address of owner
  - Date
2. Location Map, North Arrow (up or to the left)
3. Locations of existing trees 6" or greater in diameter (Separate sheet) (Chap. 1135.14 b1)
4. The property dimensions and boundary lines of the site, including total acreage and /or total square footage of site, and approximate distance to the nearest cross street.
5. Existing or proposed building locations on or adjacent to the property.
6. Existing public streets or private drives with street name, right-of-way and pavement width, median openings and all turn lanes. (see Chap. 901)
7. Existing zoning of parcel and adjacent parcels.
8. Proposed areas of dedication, if necessary, including streets, alleys, easements and their dimensions. (Chap. 1141.01a)
9. Points of ingress / egress including width of driveways and distances between driveways.
10. Existing or proposed driveways adjacent to or across the street from the property including their widths. (Chap. 1105.03)
11. Parking areas and spaces including parking aisles. (Chap. 1136.06)
12. Proposed lot coverage, including total square footage proposed in project and percentage of square footage of landscaping. (Chap. 1136.06)
13. Topography shown at five (5) foot contours or less.
14. Any required or proposed screening walls or fences. (Chap. 1136.08)
15. Any existing creeks, open ditches, woods, and landscaping. (Chap. 1136, 1137.05)
16. Proposed yards or open space. (Chap 1131.03, 1135.15, 1141.01b)
17. A narrative describing the nature of the project to be at least one paragraph long.

# THE CITY OF GROVE CITY

## PRELIMINARY DEVELOPMENT PLAN APPLICATION CHECKLIST

### PLANNED UNIT DEVELOPMENT DISTRICTS 1135.14(b)

In accordance with the requirements of the Planned Unit Development District, the applicant must submit the four (4) items listed below and illustrate them on the Preliminary Development Plan, per Section 1135.14 (b) of the Codified Ordinances.

These items are mandatory in addition the requirements of the Preliminary Development Plan Checklist per Section 1101.08 of the Codified Ordinances:

- X 1. Proposed site plan, showing building locations, locations of existing trees six inches (6") or greater in diameter, and land use areas.
- X 2. Proposed traffic circulation, parking areas, pedestrian walks and landscaping
- X 3. Proposed major utility locations.
- X 4. Proposed construction sequence for buildings, parking spaces, and landscaped areas.

*Failure to illustrate all required checklist items on the submission will be viewed as an incomplete application and will not be placed on the Planning Commission Agenda.*