

LOCATION MAP

SITE DATA

TOTAL SITE AREA	31.79 ACRES
EXISTING ZONING	RURAL (ANNEXATION PENDING)

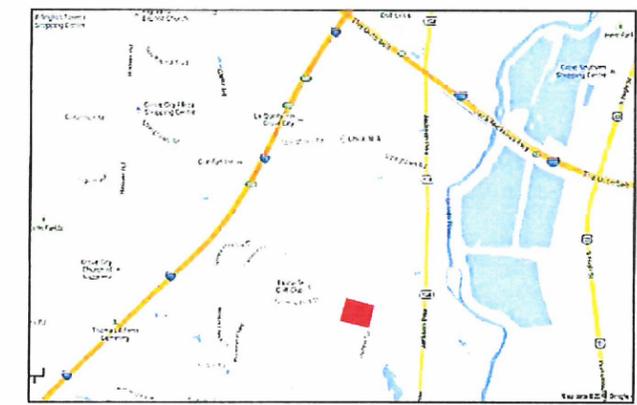
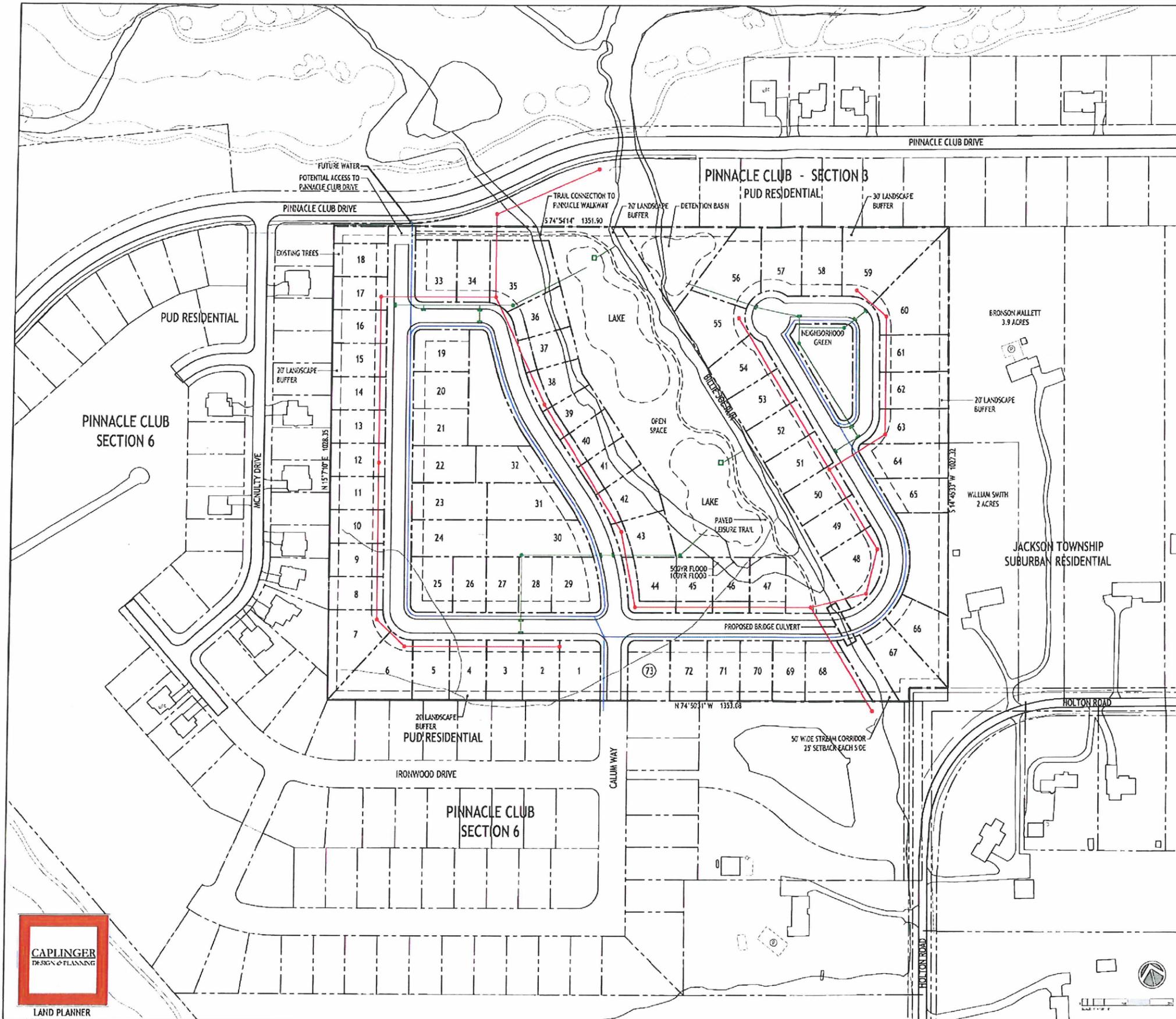
EXISTING TREES
& TOPOGRAPHY

PRELIMINARY DEVELOPMENT PLAN
FOR SCHOTTENSTEIN HOMES

THE WOODS

GROVE CITY, OHIO
APRIL 28, 2014





LOCATION MAP

SITE DATA

TOTAL SITE AREA	31.79 ACRES
TOTAL LOTS	73 LOTS
LOT SIZES	SUB-AREA 1: 90' X 120' MINIMUM SUB-AREA 2: 70' X 120' MINIMUM 80' X 120' MINIMUM (25%)
DENSITY	2.29 LOTS PER ACRE
FRONT YARD SETBACK	25'
REAR YARD SETBACK	15%
SIDE YARD SETBACK	6'
LEISURE TRAIL	1,150 LINEAR FEET
STREET TREES	50' O.C.
EXISTING ZONING	RURAL (ANNEXATION PENDING)

PROPOSED UTILITIES

- PROPOSED SANITARY —●—●—
- PROPOSED WATER MAIN — — —
- PROPOSED STORM SEWER —□—□—

PRELIMINARY UTILITIES PLAN

**PRELIMINARY DEVELOPMENT PLAN
FOR SCHOTTENSTEIN HOMES**

THE WOODS

GROVE CITY, OHIO
APRIL 28, 2014



Preliminary Development Plan narrative
The Woods at Pinnacle
Grove City, Ohio

The proposed preliminary development plan will subdivide the subject property (32 acres) into a total of 73 single family lots with approximately 6.74 acres of open space. There will be nine (9) subareas provided for with the proposed subdivision. Two Subareas containing Single Family Lots and Seven (7) containing open space and provided amenities. Subarea 1 will contain 5 lots with minimum sizes of 90' by 120'. Subarea 2 will contain 68 lots of various sizes. The minimum size shall be 70' x 120' and at least 10% of the lots will be minimum 80' x 120'. Subarea 6 provides a treed buffer between Subarea 2 and Pinnacle club Drive. Subareas 3, 4, 7 and 9 contain a total of 6.0 acres and shall be open spaces for public use. Subarea 3 features a lake, the existing creek and a leisure trail. Subareas 4, 7, and 9 are each pocket parks.

Vehicular access to the project is from the south through an extension of Callum Way. A new street in Subarea 2 will stub into a devil strip created by Pinnacle Club Development Corp that is only approximately 2.5 feet deep. This 2.5 ft. wide devil strip separates the Property from Pinnacle Club Drive, a public road paid for with Public tax dollars. The new subdivision road will be connected to Pinnacle Club Drive, at the developer's expense, at such time as the 2.5 ft. deep devil strip separating the property from Pinnacle Club Drive is eliminated.

In total, the Subdivision will have a density of 2.29 units per acre. Subarea 1 (and the 30' buffer provided by subarea 6) abuts existing lots located in the Estates of The Pinnacle Club of Grove City to the north of Subarea 1. The proposed lot sizes and development standards for Subarea 1 are the same as those applicable to these existing lots. Subarea 2 abuts existing lots that are located in the Links of The Pinnacle Club of Grove City to the west and south of Subarea 2. The proposed lot sizes and development standards for Subarea 2 are the same as those applicable to these existing lots except in Subarea 2 at least 25% of the lots must be a minimum of 80' wide at the building line whereas in the Links the minimum lot size for all lots is 70' wide at the building line. Thus, the proposed development will fit harmoniously with the existing development which abuts the property.

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

DEVELOPMENT STANDARDS TEXT

- I. Introduction. This Development Standards Text (the "Text") establishes the development standards for the Subareas in The Woods identified on the Preliminary Development Plan Dated _____ and approved by City Council on _____, Resolution No. _____. Except as otherwise specified herein, All Subareas shall be developed in accordance with the Development Plan containing ___ pages, dated _____, subject to minor changes due to final engineering (the "Plan"). Subarea 2 lies adjacent to and will be connected to Sub-area C of the Pinnacle Club of Grove City (the "Links"). The development standards set forth in this text for Subarea 2 are the same as the development standards applicable to the Links except that 10% of the lots must be at least 80 feet wide at the building line. Subarea 1 lies adjacent to subarea A2 of the Pinnacle Club of Grove City (the "Estates"). The development standards set forth in this Text are the same as the development standards applicable to the Estates except that architectural standards over and above the standards set forth in this text will be implemented and enforced by SH and not Pinnacle Development Company of Ohio.
- II. Subarea 1. Subarea 1 consists of 2.5 acres containing 5 lots. Homes within Subarea 1, also referred to herein as the "Estate Lots", will be built by custom builders or by SH.
 - A. LotSize;HouseSize;ExteriorMaterials.
 - (1) Lot Size: Lot sizes shall be a minimum of 90' wide at the at the building line and 120' deep. No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line.
 - (2) House Sizes: The minimum house size in Subarea 1 shall be 2400 square feet, excluding garage and basement areas.
 - (3) Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged. Natural materials including wood, brick, stone and stucco, hardy plank will be required. Vinyl siding shall not be permitted. The roof material will be dimensional architectural shingles.
 - B. Yard Dimensions; Building Height.
 - (1) Front Yard. The front yard building setback shall be a minimum of 25 feet.
 - (2) Rear Yard. The minimum required rear yard shall be 30% of the required minimum lot depth (36 feet).
 - (3) Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.
 - (4) Building Height. The maximum building height

shall be 35 feet measured from the grade of the front elevation of the building.

- C. Design Review. Design elements in Subarea 1 over and above the minimum standards set forth in this text will be established and enforced by an architectural review committee established by SH.

III Subarea 2. Subarea 2 consists of 22.47 acres containing 68 lots.

A. Lot Size; House Size; Exterior materials

- (1) Lot Size. Lot sizes shall have a minimum of 70' width at the building line and a minimum lot depth of 120'. Twenty five percent (25%) of the lots shall have a minimum 80' width at the building line.
- (2) House size. Homes shall be a minimum of 1,800 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 2,000 square feet in size.
- (3) Exterior Materials. All exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and or natural materials. All homes shall have brick or stone plinths). All chimneys within Subarea 2 shall be brick or stone. At least 50% of the homes shall have brick or stone on its front facade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors shall be excluded from the calculation.) Windows on the front of each home will have shutters or 1" x6" trim board around the perimeter of the window.

B. Yard Dimensions: Building Height.

- (1) Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.
- (2) Rear Yard. The minimum required rear yard shall be 15% of the minimum lot depth (18 feet).
- (3) Side Yard. The side yard setback shall be a minimum of 6 feet. Chimneys and bay windows may encroach into the required side yard areas.
- (4) Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building

C. Building Design.

- (1) Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.
- (2) Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The main pitch of the main roof shall be a minimum of 6.12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
- (3) Garages. All homes shall have either a two- car or three- car garage.

IV. Subareas 3, 4, 5, 6, 7, 8 and 9. Subarea 3 consists of 4.75 acres. Subarea 4 consists .39 acres. Subarea 5 consists of .53 acres. Subarea 6 consists of .11 acres. Subarea 7 consists of .42 acres. Subarea 8 consists of .18 acres. Subarea 9 consists of .44 acres. Subareas 3, 4, 7 and 9 shall be used for public parkland. Sub Area 3 may also be used for Storm water retention. The developer of Subarea 3 shall install a 5' wide asphalt path in Subarea 3 in the approximate location depicted on the Plan. Subarea 5 shall be used for detention. Subarea 6 shall be a buffer between Subarea 2 and Pinnacle Club Drive. Subarea 8 shall include a pedestrian path and shall maintain the existing stream corridor.

V. Parkland. The Code requires 4.0 acres of open space/public land or other recreational space. Subareas 3, 4, 7 and 9 comprise 6.0 acres

VI. Landscaping.

- A. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be consistent with the entry features installed for the Links and shall be approved by the Service Director or his designee. Sod shall be used at the entrance features and the area to be sodded shall be approved by the Service Director or his designee.
- B. Street Trees. The Developer shall install 2 street trees per lot street trees within Subareas 1 and and 1 street tree per lot in Subarea 2 The care, replacement and maintenance of the street trees shall be handled by the lot owner.. This street tree obligation shall be in lieu of the owner and/or builder's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(B) of the zoning code.
- C. Existing trees in Subareas 3 and 6. No trees within Subareas 3 and 6 shall be removed except for dead and dying trees and those that must be removed for the construction of underground utilities. With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the trees and these areas will be protected with snow fence during construction.
- D. Landscape Buffers. Sub Area 6 is currently wooded. Additional evergreen and deciduous trees will be planted, as appropriate, in subarea 6 where existing trees are sparse in order to achieve 75% opacity within 3 years. In addition, many portions of the perimeter of the property are wooded. A 25 foot tree preservation area shall be established on the rear of each of the lots in Subarea 1. A 20 foot wide tree preservation area shall be established on the rear of all other lots that the rear boundary of which is the current boundary of the property. No trees shall be removed

from the aforesaid tree preservation areas except for dead trees and trees that must be removed for the construction of underground utilities. . With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the trees and these areas will be protected with snow fence during construction.

VII. Miscellaneous.

A. Grass. All residential lots shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

B. Conflict. If a conflict arises between the requirements contained on the Development Plan and those in the Development Standards Text, the most restrictive of the two shall apply.

C. Construction Sequencing. Construction shall be completed in one or more phases. If the 2.5 ft. deep devil strip separating the property from Pinnacle Club Drive is acquired by Grove City, the street that is stubbed at the northern property line in Section 2 will be connected to Pinnacle Club Drive and construction shall be commenced at that entrance. Otherwise, construction will be commenced at the Callum Way entrance.

D. Districts. In accordance with agreements previously entered into by Grove City, the property will be added to the tax increment financing district established with respect to the Pinnacle community and to the Pinnacle Community Infrastructure Financing District. The documents accomplishing the joinder to the Pinnacle Community Infrastructure Financing District shall provide that the amount of the charge payable by the owner of each lot developed in Subarea 1 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Estates (Subarea A1 of the Pinnacle Club PUD) and that the amount of the charge payable by the owner of each lot developed in Subarea 2 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Links (Subarea C of the Pinnacle Club PUD)

E. Lighting. Decorative street lighting will be installed on alternating sides of the street. The lighting in subarea 2 shall be the same as that installed in the Links. The lighting in subarea 1 shall be the same as that installed in the Estates.

F. Pools. No above ground swimming pools shall be erected or permitted.

G. Mailboxes. Each home will have the same style pole mounted mailbox installed by the builder as has been installed in The Links

H. Fences. Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening for the purpose of providing privacy, approved by the Architectural Review Committee for

the Woods (the "ARC") and not exceeding 5' in height, shall be permitted to be installed around patios located immediately adjacent to dwellings. Fences not exceeding 4' in height and approved by the ARC are permitted along rear yard lines and side yard lines behind the rear elevation of the home.