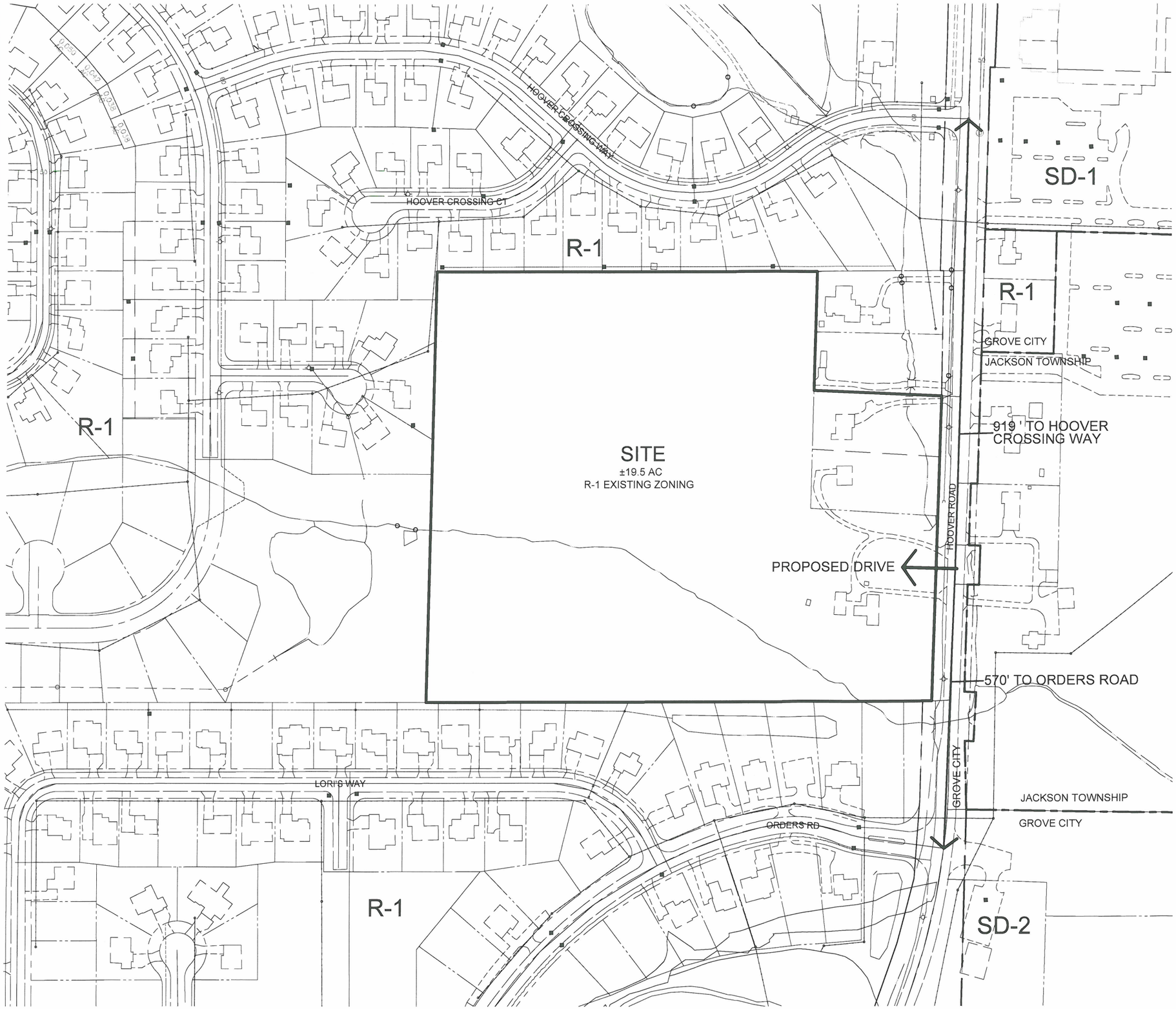
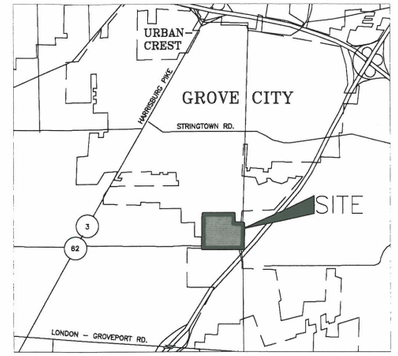




LOCATION MAP
NO SCALE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

RECEIVED
OCT 01 2014
GC PLANNING COMMISSION

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
AREA PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

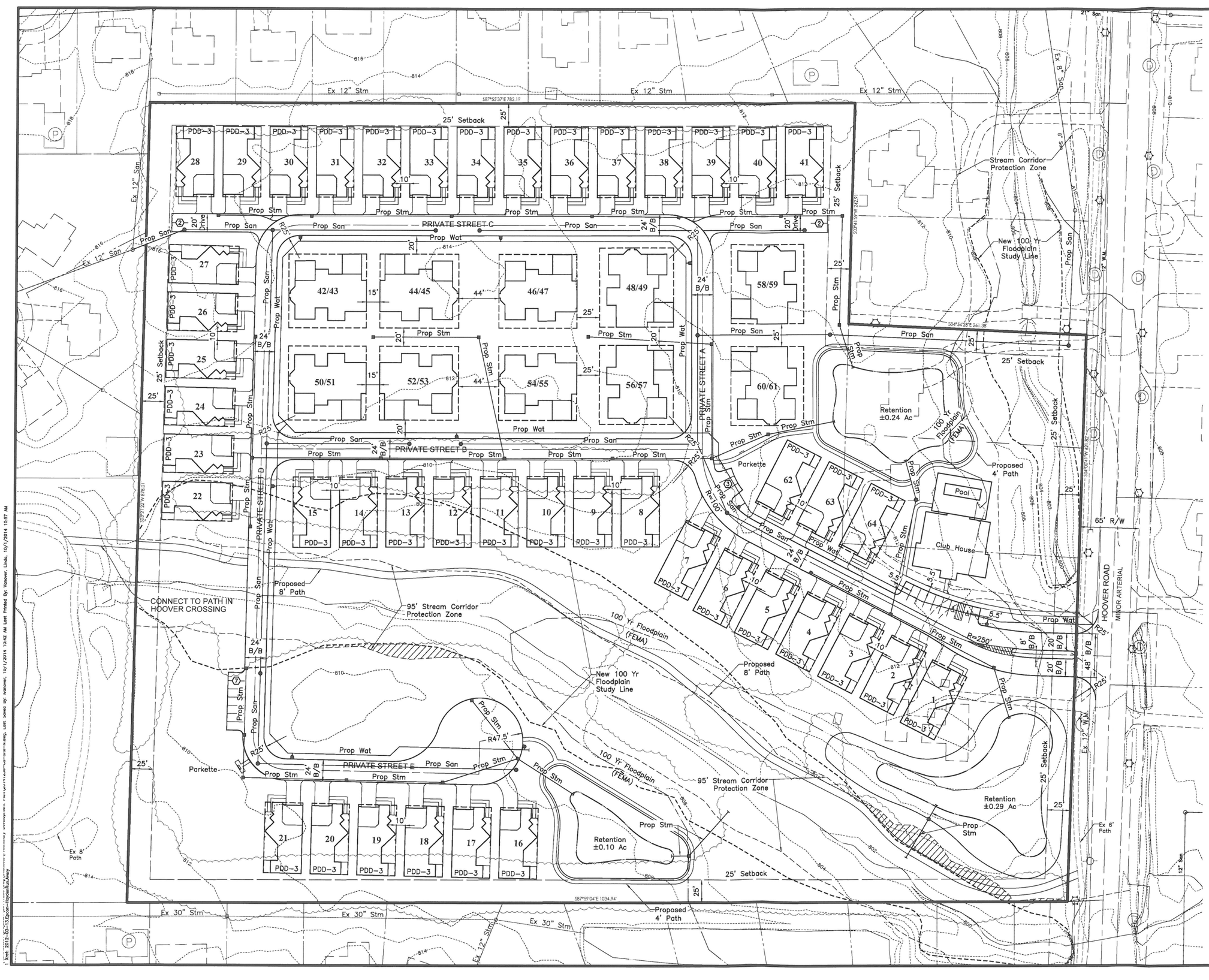
DATE
October 1, 2014

SCALE
Full Size: 1"= 50'
Half Size: 1"= 100'

JOB NO.
20141236

SHEET
1/9

I:\Xref\ 2012-03-13 Epcon-HydenRun Away



GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

SITE DATA

PROPOSED ZONING PUD-R	849,420 SQ FT
GROSS AREA	±19.5 AC
NUMBER OF BUILDINGS	64
10 (ATTACHED)	20 UNITS
44 (DETACHED)	44 UNITS
GROSS DENSITY	±3.28 DU/AC
LOT COVERAGE	30%

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
SITE PLAN

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October 1, 2014

SCALE
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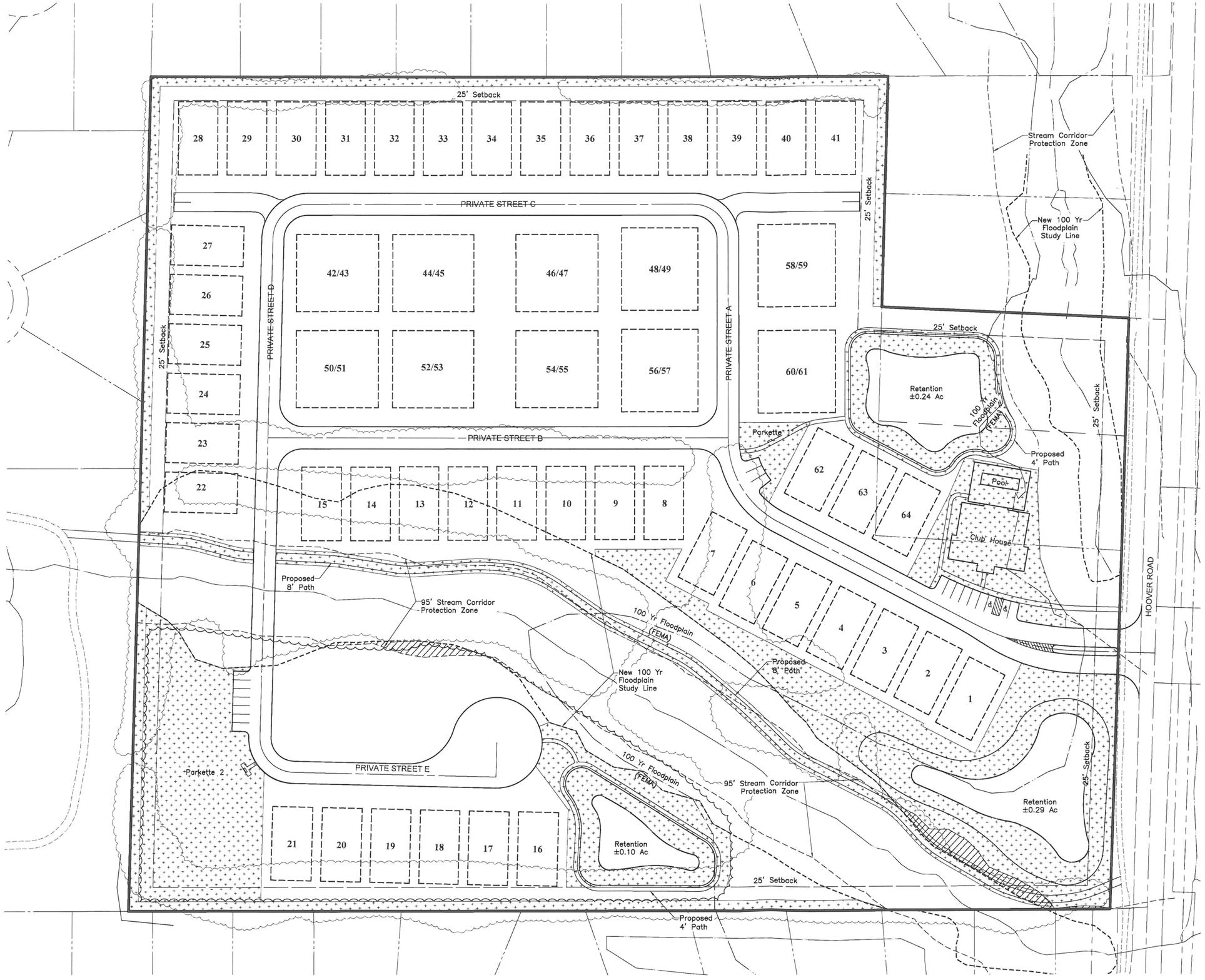
Half Size: 1"= 100'

JOB NO.
20141236

SHEET
2/9



GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

OPEN SPACE REQUIRED

(64 DU x 2.24) / 1000 x 20 = 2.86 Ac. (Required)

OPEN SPACE PROVIDED

RETENTION PONDS	± 0.63 Ac. x 0.15 = ± 0.09Ac.
CLUBHOUSE AREA	± 0.38 Ac.
PARKETTE 1	± 0.07 Ac.
PARKETTE 2	± 0.72 Ac.
PATH	± 0.36 Ac.
OPEN SPACE (N)	± 0.98 Ac.
OPEN SPACE (N)	± 0.28 Ac.
OPEN SPACE (S)	± 0.39 Ac.
TREE PRESERVE PERIMETER (10' FROM PROPERTY LINE)	± 0.59 Ac.
TOTAL OPEN SPACE PROVIDED	±3.86 Ac.

LEGEND

OPEN SPACE

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
OPEN SPACE PLAN

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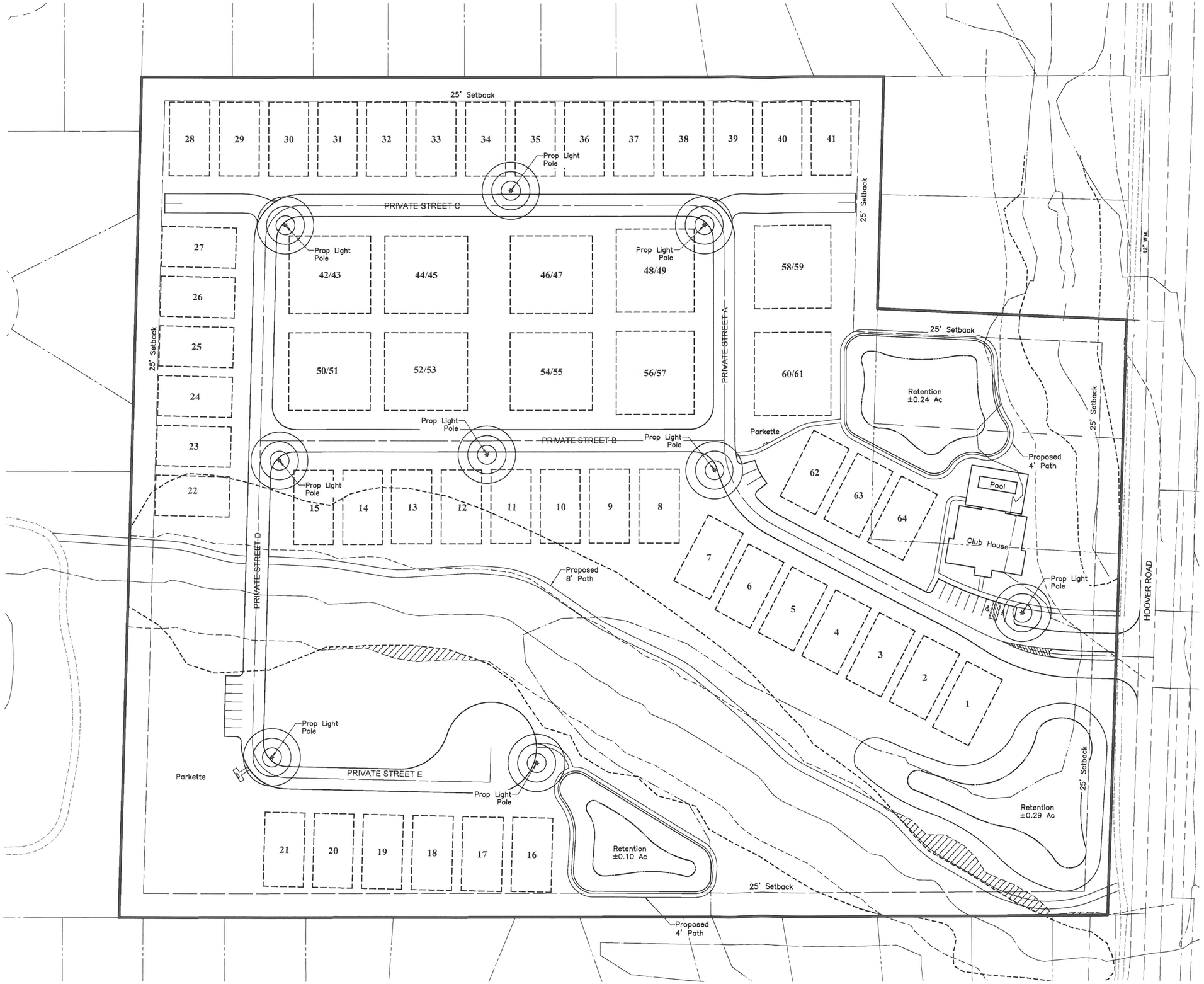
JOB NO.
20141236

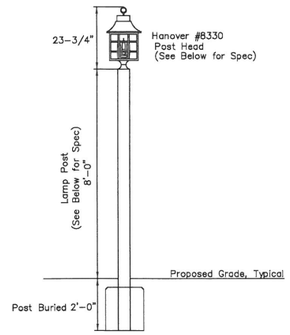
SHEET
3/9



GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



STANDARD LIGHT POLE
Not to Scale

Lamp Post: wavelighting.com
Direct Burial Post
Item 2510-10' Ht. (Buried 2' In Ground)
Color Black

DIRECT BURIAL
Includes Inlet Hole

~~GUIDE: 2514-BK-320~~
Post Dimensions: O.D. = 2.950", Wall = .072"

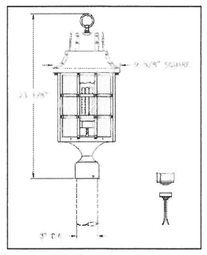
ITEM #	COLOR	OPTION
2508-8'	**BK**-Black	**320**-Photo Control
2510-10'	**WH**-White	**HH***-2"x4" Hand Hole
2512-12'	**BZ**-Bronze	
2514-14'		

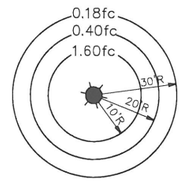
~~GUIDE: 2592-WH-HH~~
Post Dimensions: O.D. = 2.950", Wall = .125"

ITEM #	COLOR	OPTION
2590-10'	**BK**-Black	**HH***-2"x4" Hand Hole
2592-12'	**WH**-White	
2594-14'	**BZ**-Bronze	

Lamp Post Fixture: Hanover Large Revere Post Mount (B8330)
Color Black

Single Bulb to be Used:
SATCO 40 Watt HiPro Spiral Compact Fluorescent
Item #S7336





TYPICAL LIGHT POLE PHOTOMETRICS
Not to Scale

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

THE COURTYARDS ON HOOVER

LIGHTING PLAN

EMHT
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DATE
October 1, 2014

SCALE
Full Size: 1"= 50'
Half Size: 1"= 100'

JOB NO.
20141236

SHEET
4/9

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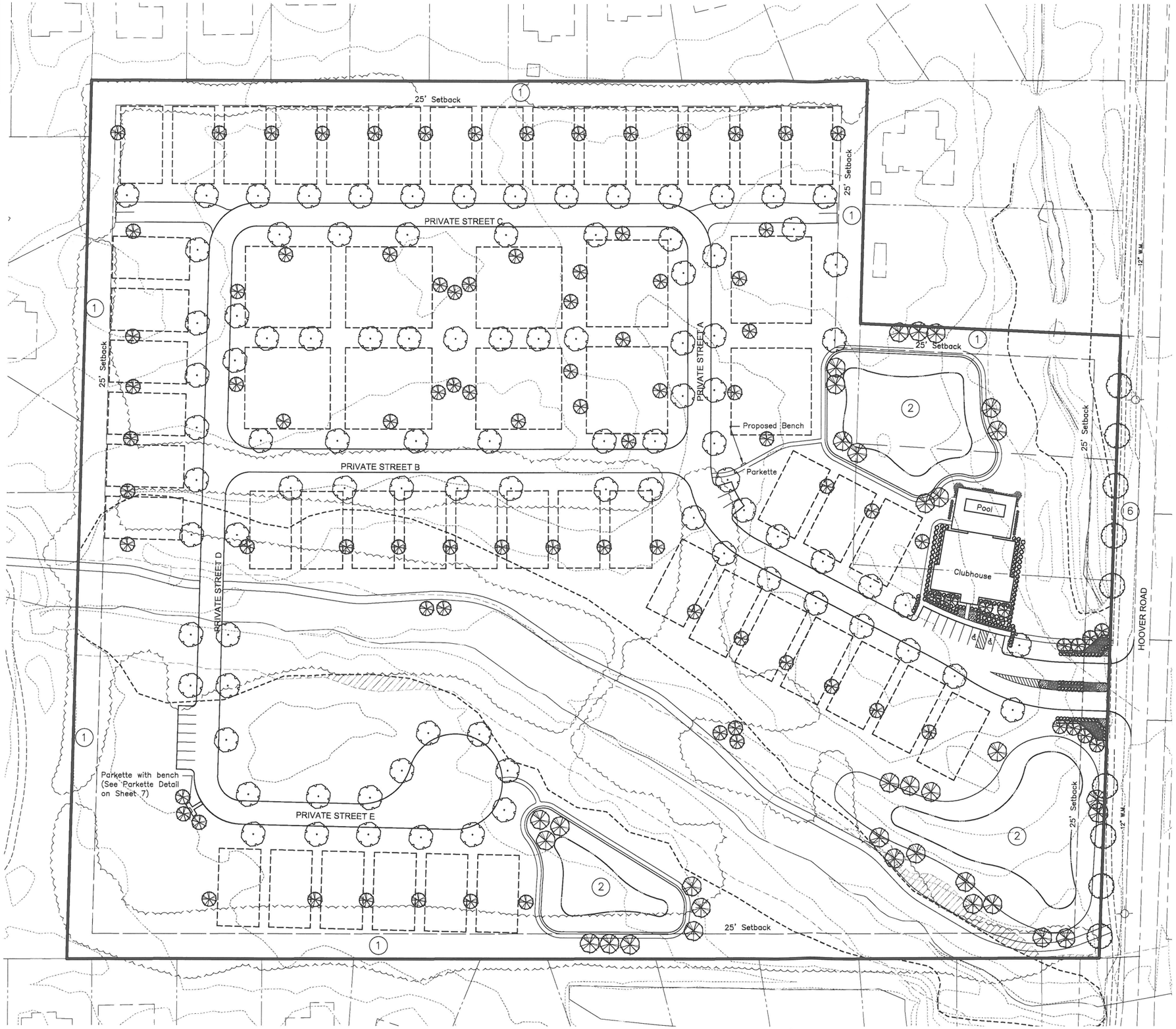

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

SITE DATA

GROSS AREA	±19.5 AC
NUMBER OF BUILDINGS	67
10 (ATTACHED)	20 UNITS
45 (DETACHED)	45 UNITS
GROSS DENSITY ±3.43	D.U.A.

PLANT SCHEDULE

- ORNAMENTAL TREES
- PRIVATE STREET TREES
- POND PLANTING
- PUBLIC STREET TREES
- LOW EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- EVERGREEN TREE
- ORNAMENTAL GRASS
- PERENNIALS
- ANNUALS

NOTE:

1. Install additional tree plantings along the perimeter to infill gaps to provide appropriate screening.
2. Proposed retention ponds shall be developed per City's pond design standards.
3. All deciduous trees shall be 2" caliper min. at installation.
4. All structures (including but not limited to A/C units and electrical transformers) shall be screened per 1136.08.
5. Sod will be placed on fronts and sides of units.
6. Street trees along Hoover Road to be planted and maintained by the City of Grove City.

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

THE COURTYARDS ON HOOVER

LANDSCAPE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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emht.com

DATE
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Half Size: 1"= 100'

JOB NO.
20141236

SHEET
5/9

\\cmhstor01\projects01\20141236\Dwg\04Sheets\Preliminary Development Plan\20141236-CS-Landscape Plan-NJeng, Last Saved By: dflick, 10/1/2014 11:41 AM Last Printed By: Flick, Andrew, 10/1/2014 11:44 AM
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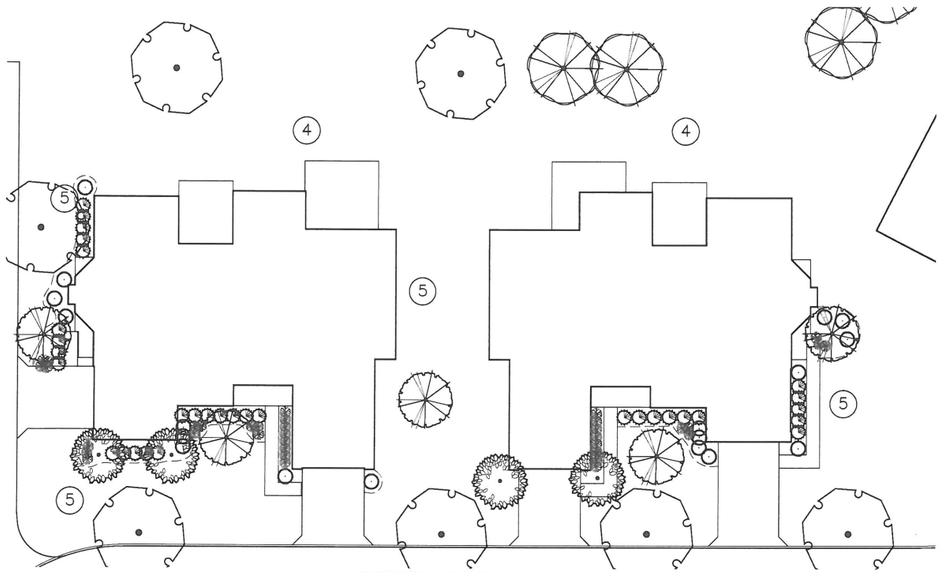
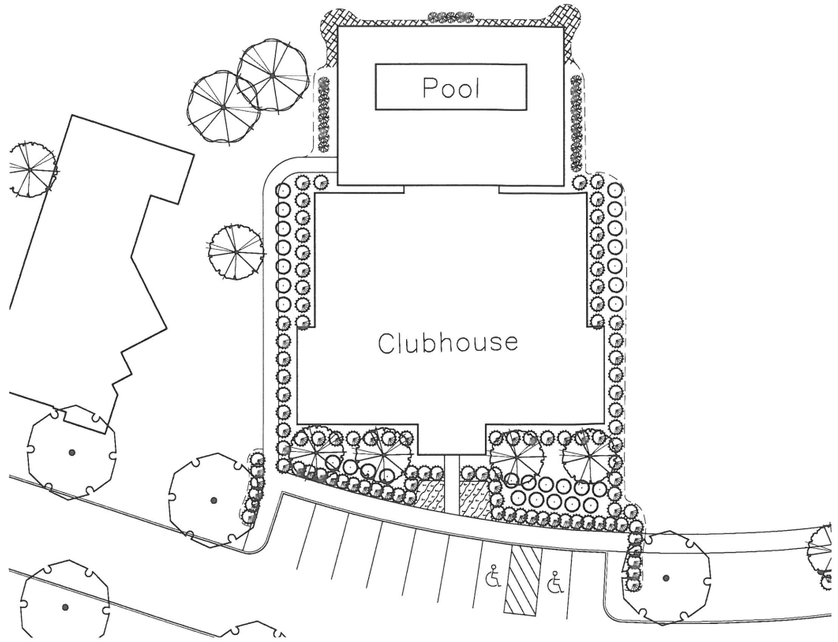
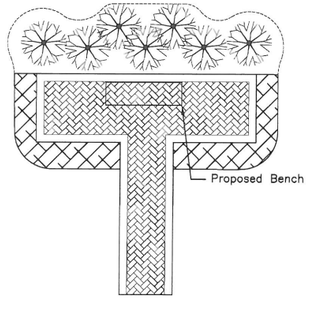


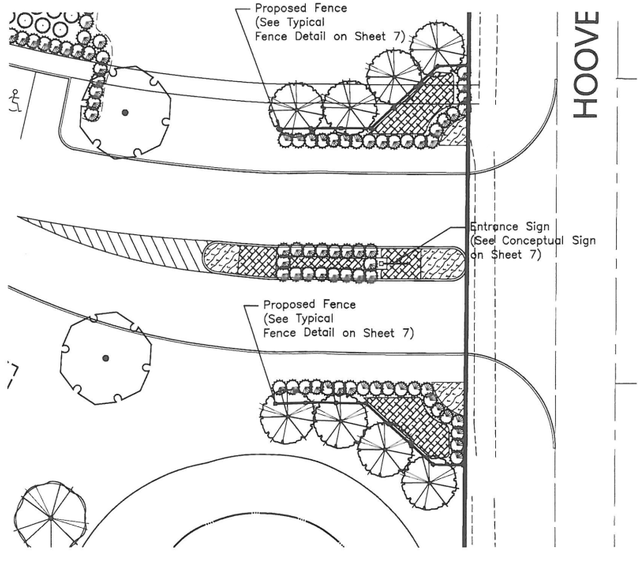
DUPLEX UNITS ENLARGEMENT
Scale: 1" = 20'



CLUBHOUSE ENLARGEMENT
Scale: 1" = 20'

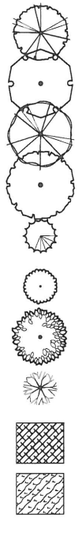


Parkette Detail
Scale: 1" = 5'



ENTRY ENLARGEMENT
Scale: 1" = 20'

PLANT SCHEDULE



- ORNAMENTAL TREES
- PRIVATE STREET TREES
- POND PLANTING
- PUBLIC STREET TREES
- LOW EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- EVERGREEN TREE
- ORNAMENTAL GRASS
- PERENNIALS
- ANNUALS

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
DETAILS AND ENLARGEMENTS

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

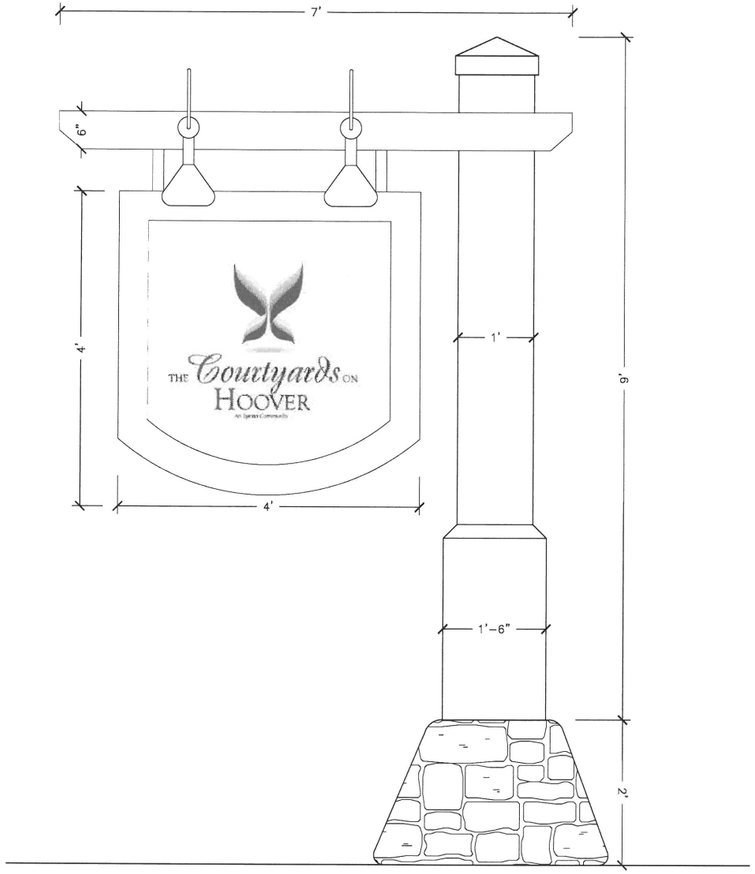
DATE
October 1, 2014

SCALE
Full Size: 1"= 50'
Half Size: 1"= 100'

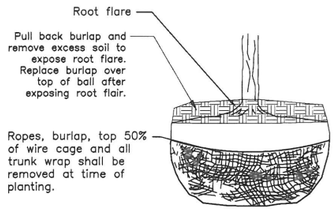
JOB NO.
20141236

SHEET
6/9

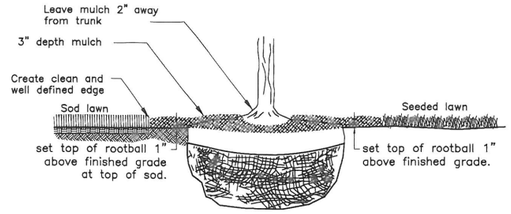
\\cmhdata01\projects01\20141236\Dwg\04Sheets\Preliminary Development Plan\20141236-CS-Landscape Plan-N.dwg, Last Saved By: dflick, 10/1/2014 11:41 AM Last Printed By: Flick, Andrew, 10/1/2014 11:44 AM
Xref: 2012-03-13 Epcon-HaydenRunAvery



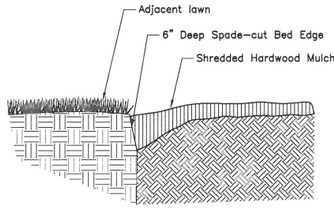
Conceptual Sign
No Scale



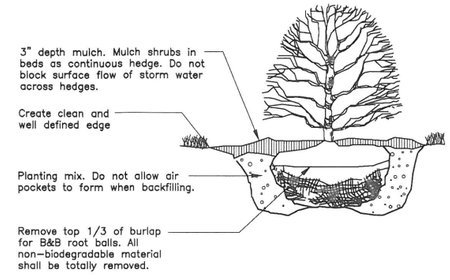
Rootball Preparation
No Scale



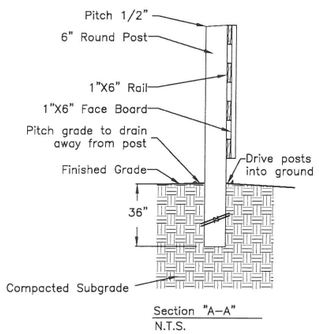
Rootball Setting
No Scale



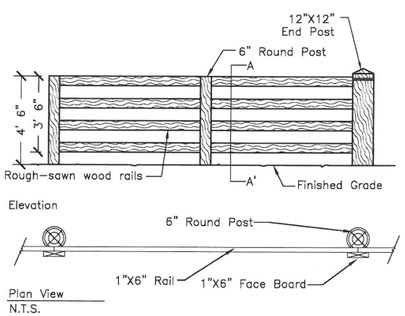
Planting Bed Edge
No Scale



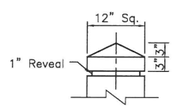
Shrub Planting
No Scale



Section "A-A"
N.T.S.



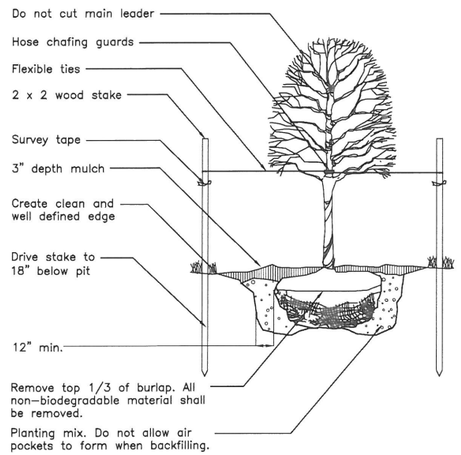
Plan View
N.T.S.



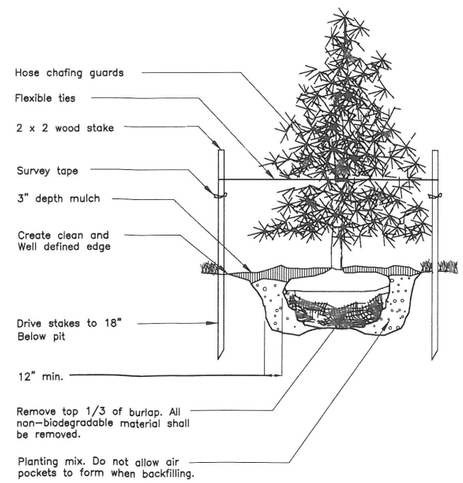
End Post Enlargement
N.T.S.

Typical Fence Detail for 4 Rail Horse Fence
No Scale

NOTE:
1. All fence rails and fence boards to be attached to post with 3 ½" hot dipped galvanized fence nails
2. Fence to be painted white.
3. Existing horse fence to be repaired where necessary and painted white.



Deciduous Tree Planting
No Scale



Evergreen Tree Planting
No Scale

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
PLANTING DETAILS

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
Phone 866.775.5648
emht.com

DATE
October 1, 2014

SCALE
Full Size: 1"= 50'
Half Size: 1"= 100'

JOB NO.
20141236

SHEET
7/9

Xref: 2012-03-13-Epcon-HoodenRun.dwg
Plotted by: Hicks, Andrew, 10/1/2014 11:44 AM
Last saved by: Hicks, Andrew, 10/1/2014 11:41 AM

\\CMHDATA01\Projects\01\20141236\Dwg\04Sheets\Preliminary Development Plan\20141236-CS-Tree Survey-N.dwg, Last Saved By: aflick, 10/1/2014 11:18 AM Last Printed By: Flick, Andrew, 10/1/2014 11:45 AM
1 Xref: 2012-03-13.Epcon-HaydenRun.Avery

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

SHEET	JOB NO.	SCALE	DATE
8/9	20141236	Full Size: 1"= 50' Half Size: 1"= 100'	October 1, 2014

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emht.com

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
TREE SURVEY

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

REVISIONS

MARK	DATE	DESCRIPTION

Tree #	Size	Condition
1	39	
2	20+12+12	
3	30	
4	26	
5	38	
6	23	
7	32	
8	12+12+16	
9	14	
10	18	
11	17	
12	14+30	
13	22	
14	30	
15	36	
16	10	
17	25	
18	25	
19	40	
20	6	
21	50+17	
22	8+6+6	
23	15	
24	6	
25	32	
26	21	
27	12	
28	11	
29	22+9	
30	25	
31	10	
32	6	
33	6	
34	6+6+4	
35	7	
36	8	
37	14	
38	8	
39	9	
40	11	
41	9	
42	7	
43	7	
44	6	
45	8	
46	12	
47	6	
48	11	
49	12	
50	7	
51	7	
52	13	
53	8	
54	7	
55	8	
56	10	
57	12	
58	24	
59	9	
60	14	
61	18	
62	6	
63	9	
64	8	
65	8	
66	16	
67	10	
68	14	
69	13	
70	15	
71	8	
72	7	
73	12	
74	13	
75	15	
76	10	
77	8	
78	8	
79	8	
80	6	

81	1
82	9
83	6
84	1
85	1
86	6
87	7
88	8
89	8
90	2
91	7
92	7
93	1
94	1
95	1
96	2
97	9
98	1
99	7
100	1
101	7+7
102	8
103	2
104	1
105	8
106	2
107	8
108	6
109	1
110	6+
111	2
112	2
113	9
114	8
115	6
116	6
117	9
118	6
119	6
120	6
121	1
122	1
123	1
124	2
125	1
126	1
127	14+
128	1
129	1
130	7
131	6
132	6
133	1
134	7+7
135	9+
136	7
137	8
138	7
139	1
140	20
141	8
142	6
143	8
144	6
145	6+
146	1
147	7
148	9
149	13
150	1
151	7+
152	7
153	8+8
154	1
155	1
156	1
157	1
158	1
159	6
160	8

nate Tree Composition: Ash – Many dead and in decline

30%
berry: 20%
nwood: 15%
ylocust: 15%
Cherry: 10%
Walnut: 5%
e/Crabapple: 5%

o be preserved shall be protected during construction per 1136.10
tified as part of the Final Development Plan

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
TREE SURVEY LIST

EMHT
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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emht.com

DATE
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JOB NO.
20141236

SHEET
9/9

\\Dublin\ADT\Projects\20141236\Dwg\04Sheets\Preliminary Development Plan\20141236-CS-Tree Survey-N.dwg, Last Saved By: efitch, 10/1/2014 11:18 AM Last Printed By: Fitch, Andrew, 10/1/2014 11:45 AM
X-ref: 20172-LS-1 Topo-Hopkinton.dwg

KEYNOTES
FRONT LANDSCAPE PACKAGE OPTIONS

1. PRECAST STONE COLUMN, MFG. BY UNILOCK-BRUSSELS DIMENSIONAL STONE COLOR TO BE DETERMINED 36" HT. X 20" SQ.
2. PRECAST STONE COLUMN, MFG. BY UNILOCK-BRUSSELS DIMENSIONAL STONE COLOR TO BE DETERMINED 36" HT. X 20" SQ. & (6) GREEN VELVET BOXWOOD TRIMMED INTO HEDGE.
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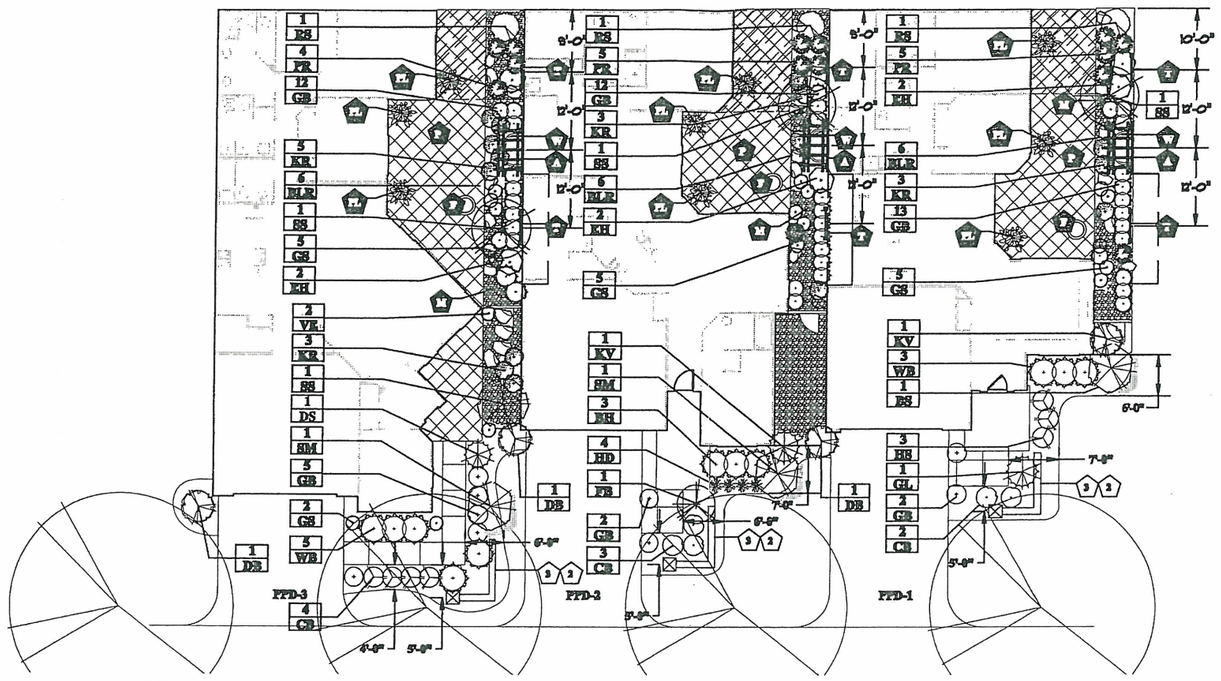

A TYPICAL UNIT LANDSCAPE PLAN
SCALE: 1"=10' 0 10 20

KEYNOTES
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L. LANDSCAPE PACKAGE
- ☐ A. PREMIUM PACKAGE
- ☐ B. STANDARD PACKAGE PLUS
- ☐ C. STANDARD PACKAGE

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- ☐ A. RIVER WASH ROCK BED

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- ☐ A. VINTAGE EARTH BLEND
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- ☐ A. 46" DIA. ROUND
- ☐ B. 23" SQUARE

T. TRELLIS PACKAGE (TYP. OF 2) W/ VINE
- ☐ A. RECTANGULAR LATTICE TRELLIS (72"h. x 48"w.)

A. ARBORS
- ☐ A. FOUR POST ARBOR (86"h. x 89"w. x 33"d.)

PL. PLANTER PACKAGE (TYP. OF 3)
- ☐ (1) 17" DEVONSHIRE BOWL
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LL. (5) LOW VOLTAGE LIGHTS
- ☐ SPOT LIGHTS
- ☐ PATH LIGHTS
- (1) TRANSFORMER

FRONT YARD PLANT LIST				
CODE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ORNAMENTAL SHRUBS/ TREES				
BS	SHUBERT CHERRY	PRUNUS VIRGINIANA 'SHUBERT CHERRY/ CANADA RED'	1.5" CAL.	BB
FB	FERNLEAF BUCKTHORN	RHAMNUS FRANGULA 'ASPLENIFOLIA'	4'-5' HT.	BB
SM	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	6'-8' HT.	BB
LARGE DECIDUOUS SHRUBS				
DB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	30" SP.	BB
KV	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII 'CAYUGA'	30" SP.	BB
DECIDUOUS SHRUBS				
CB	CRIMSON PYGMY BARBERRY	BERBERIS THUMBERGII VAR. ATROPURPUREA 'NANA'	18" SP.	CONT.
HS	HENERY GARNETT SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	18" SP.	CONT.
GS	GOLD MOUND SPIRAEA	SPIRAEA BUMALDA 'GOLD MOUND'	18" SP.	CONT.
VE	EMERALD GAIETY EUONYMUS	EUONYMUS FORTUNEI 'EMERALD GAIETY'	18" SP.	CONT.
EVERGREEN SHRUBS				
BH	BLUE HOLLY	ILEX ASSORTED	24" SP.	BB
WB	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	18" SP.	BB
DS	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'CONICA' DWARF ALBERTA SPRUCE	36" HT.	BB
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PERENNIALS/ GRASSES				
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EH	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'ALL SUMMER BEAUTY'	30" SP.	CONT.
KR	KNOCKOUT ROSE	ROSA 'KNOCKOUT' KNOCKOUT SHRUB ROSE	18" SP.	CONT.
PR	PJM RHODODENDRON	RHODODENDRON P.J.M. RHODODENDRON	30" SP.	BB
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PERENNIALS/ GRASSES/ FEATURES				
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DG	DECORATIVE GRAVEL			
DER	DECORATIVE RIVER ROCK			
BLR	BOULDER			

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OCT 01 2014
GC PLANNING COMMISSION

Prepared For:
EPCON Communities
Where Life Comes Together

Revisions:

E. BRELSFORD	02.18.08
B. THORNTON	02.26.08
B. THORNTON	02.28.08
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☐ PRELIMINARY DRAWING
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☐ CONSTRUCTION DRAWING

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DATE: 02-13-2008
DRAWN BY: EVERETT BRELSFORD
CHECKED BY: BRIAN THORNTON
PROJECT NUMBER:
SHEET: SL-1

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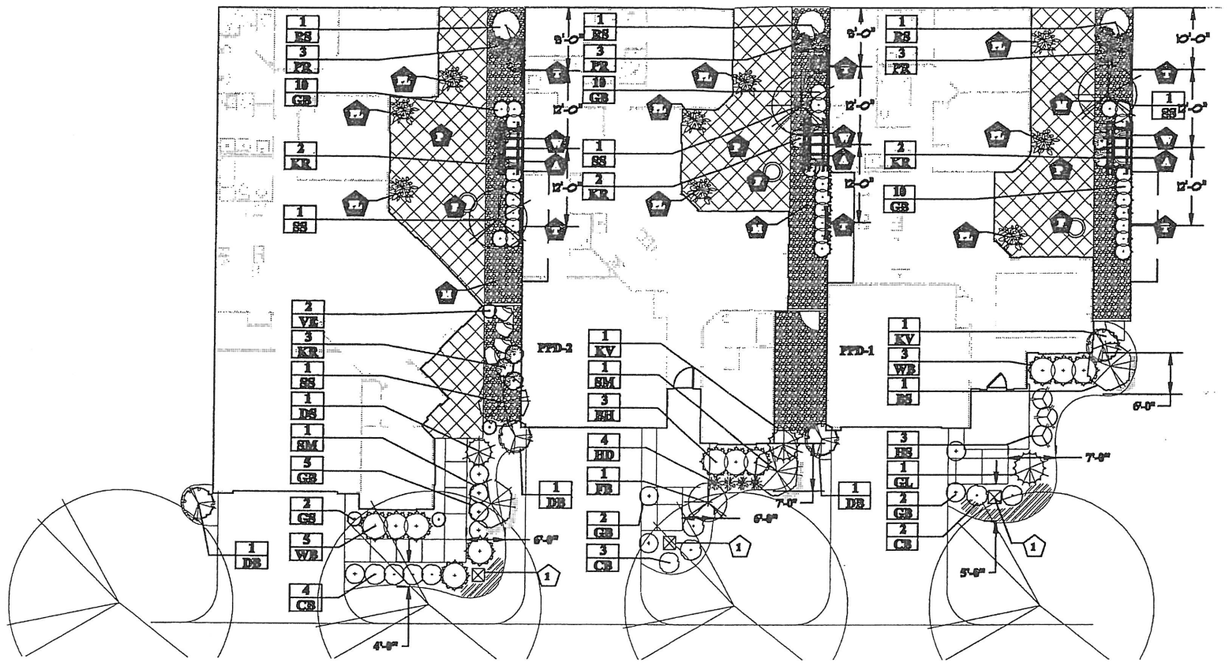

B TYPICAL UNIT LANDSCAPE PLAN
SCALE: 1"=15' 0 10 20

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Prepared For:

EPCON Communities
"Where Life Comes Together"

Revisions:

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DATE: 02-13-2008

DRAWN BY: EVERETT BRELSFORD

CHECKED BY: BRIAN THORNTON

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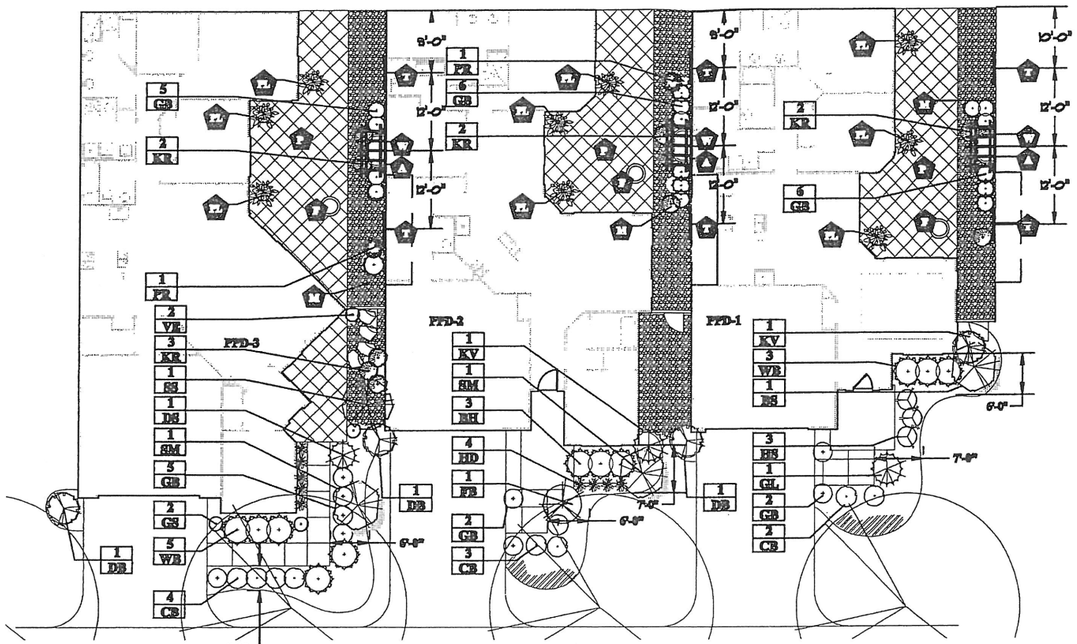

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RECEIVED
OCT 01 2014
GC PLANNING COMMISSION

Zoning & Development Standards Text October 1, 2014

Epcon Communities

1. Property

The Courtyards on Hoover ("Property") shall consist of an approximate 19.52 acre site with approximately 621.42 feet of frontage along Hoover Road and as is further described in Exhibit A (Zoning Description).

2. General Provisions

a. The provisions outlined within these development standards shall apply to the 19.52+/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.

b. For the purposes of this Zoning & Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.

c. All provisions of this Zoning & Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.

d. Deviations from the standards. requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

3. Permitted & Accessory Use

a. The Courtyards on Hoover will be a residential neighborhood that may contain a mixture of single family and duplex structures with a maximum of 64 dwelling units. The developer or owner of the property may develop the site with all single family structures or a combination thereof however, there shall be no more than 20 duplex units contained in 10 structures as shown on Preliminary Development Plan.

b. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

4. General Site Development Standards

a. Entryway. A boulevard entry to the site will be located on Hoover Road and shall incorporate design elements in keeping with others in the area. Those elements shown are illustrative only. Details will be included with the Final Development Plan.

b. Streets. All streets shall be a minimum of 24 feet in width (as measured from back of curb), privately owned and maintained by the Condominium Association.

c. Bike Path. An 8-foot wide asphalt bike path shall be constructed by the developer and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path shall connect to the existing path at the west property line and connect to the site's entryway and the existing public sidewalk on the west side of Hoover Road. The path should be conveyed to the City for public use through recorded easements.

d. Open Space. Open space shall be provided in accordance with Chapter 1101.

e. Amenity. The developer shall construct a community clubhouse of approximately 2,700 square feet and a pool (not less than 12' x 45'). These amenities shall be used by residents and their guests in accordance with regulations established by the Condominium Association to be formed by the developer. During initial construction of the property, the community clubhouse shall be used by the developer for a sales office.

f. Site Lighting. Site lighting shall be provided along the internal private streets via a decorative post with lamp fixture as indicated on the lighting plan. Additional decorative accent and landscape lighting shall be incorporated at the clubhouse, entry sign and landscape features which may be lit from a concealed source with light casted directionally up or down. No light shall be cast horizontally.

g. Fencing. Fencing shall be limited to entry feature fencing, courtyard privacy fencing and pool fencing. No other lawn or common areas shall be fenced.

h. Retention Ponds. Retention ponds shall comply and constructed in accordance with Grove City's Public and Private Pond Design Criteria.

i. Screening, Tree Survey, and Tree Preservation

    i. Street trees east of the Hoover Road bike path shall be provided at a spacing of one (1) two-inch caliper tree per 50 feet of frontage. Tree genus and species shall be subject to the review and approval of the City's Urban Forester. Tree installation and maintenance shall be provided by the City.

    ii. Perimeter screening/buffering shall be provided to ensure compatibility and adequate buffers with surrounding uses as well as acceptable separation from Hoover Road.

        1. In areas determined by the Urban Forester to be void or deficient of trees (as result of construction activity or as an existing condition) the

developer shall install trees to establish an adequate level screening and buffering in accordance with 1136.07.

2. Existing healthy trees located within 10 feet of the site's perimeter (measured from the property line) and within the floodplain and stream corridor protection zones noted below shall be preserved with the exception for utility crossings,. Trees located within these areas as shown on the Final Development Plan shall be placed in a preservation easement and provided to the Condominium Association as part of the Declaration of Condominium.

iii. Three trees shall be provided per residential unit. One shade tree shall be provided between the street and the front of each residential unit to function as a street tree. One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the unit if space allows or to be planted in other open space areas within the site. These trees may not be utilized to fulfill the pond planting requirement. Details for trees and other plantings shall be provided with the Final Development Plan.

iv. A tree survey shall be provided showing all trees 6" caliper or greater on site with the exception of the area within the floodplain and stream corridor protection zone, as code does not permit grading within this area for residential structures and it will be a preservation zone, unless the City allows otherwise. The tree survey will include the area of floodplain to be impacted by the construction of a road crossing the stream in the southwestern portion of the site.

j. Parking.

i. Four parking spaces shall be provided for each dwelling unit with two spaces in the attached garage of each home and two spaces in each driveway.

ii. Additional parking shall be provided at the clubhouse (8 spaces) and at other locations (14 spaces) as shown on the Development Plan.

iii. No on-street parking shall be permitted on the private streets. The developer shall install "No Parking" signs as directed by the Fire Department.

5. Phasing. The property will be developed as a single phase, with the sequence of construction determined by the developer as approved in final engineering.

6. Condominium Association Responsibilities. A condominium association will be established by the developer prior to occupancy by any residents. Control of the association shall be turned over to the residents in accordance with Ohio Law Association responsibilities shall include exterior maintenance of all buildings and structures and lawn and landscaping care for all common areas (such as the entryway, lawns, trees, site amenity, retention pond facilities and the like). All association responsibilities and obligations shall be set forth in the Declaration of Condominium prepared and recorded by the developer prior to occupancy.

7. Architectural Development Standards and Area Requirements.

    a. Setbacks.

        i. There shall be a 25' perimeter building and parking setback from the perimeter property boundary.

        ii. Building setbacks for principal structures shall be a minimum of 20' measured from the face of the garage to the back of curb of the private street. For principal structures with two frontages, the side setback shall be a minimum of 10' measured from the back of curb of the private street.

    b. Building Standards.

        i. The minimum living area (finished space) of each home shall not be less than 1,500 square feet.

        ii. The maximum height of any building shall be 25 feet.

        iii. All architectural features shall be as described below or as depicted in Exhibits 1-13.

8. Building Design.

    a. The exteriors of the buildings shall include the any of the following unless equivalents are approved by the Grove City Building Division during the building permit process:

        i. LP Smart Side and Trim

        ii. Aluminum or vinyl soffits and fascia

        iii. Cultured stone

        iv. Single hung, Low-E vinyl windows

        v. 25 Year, dimensional architectural shingles

        vi. Insulated 2-car garage doors

        vii. Faux shutters

        viii. Dormers (active and inactive)

        ix. EIFS accents

        x. Other materials used as minor accents subject to approval of the Building Division

    b. Exterior Colors

i. Siding Colors. Natural earth tones and/or warm neutral colors, including white. High-chroma colors are not permitted.

ii. Trim Colors. Natural earth tons and/or warm neutral colors, including white. Complementary or contrasting to siding color. High-chroma colors are not permitted.

iii. Roofing Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.

c. Basements. Homes may have full or partial basements at the buyer's selection, soil conditions permitting.

d. Garages. All dwellings shall have an attached two-car garage.

e. Diversity. Homes adjacent to or across the street from, or diagonally across the street from each other shall not be of a different style or feature different colors or architectural details to create diversity.

f. Accessory Structures. No detached garages, sheds, or other accessory structures shall be permitted.

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October 1, 2014

Ms. Kimberly Shields, AICP
Planning/GIS Specialist
Development Department
City of Grove City
4035 Broadway
Grove City, Ohio 43123

Subject: The Courtyards on Hoover
Application #201409050048
Response Letter

Dear Ms. Shields:

In response to the comments received from The City of Grove City on September 23rd, the application has been modified as described herein.

Plan Sheets

1. There are significant trees located around much of the site's perimeter. A 10' tree preservation area has been proposed to retain a portion of the trees however to ensure the proposed development is complimentary with the adjacent existing single-family land uses staff would recommend increasing the width of this tree preservation area to 25' and that a tree preservation easement be established and provided to the condominium association.

   Response: As discussed with staff, within the 25' setback area there will be a 10' do-not-disturb area starting at the property line. The remaining 15' closest to the proposed buildings will be used for grading, utilities, and access to the buildings during construction. The applicant will supplement existing trees within this area as necessary to provide an adequate buffer between the existing and proposed uses. Details will be included with the final development plan.

2. Along the site's perimeter, additional trees should be installed in areas where none currently exist (on the site) or in areas to be disturbed by utility construction. In addition, in areas where there are some trees but not of significant mass to provide appropriate screening, additional supplemental plantings should be provided.

   Response: Agreed. Details will be included with the final development plan.

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500 Stonehenge Parkway / Dublin, OH 43017 / Phone 614 761 1010 / Fax 614 761 1155 / www.epconcommunities.com

3. Per section 1101.09, area dedicated as open space shall be exclusive of areas without recreational amenities. In staff's opinion, a significant portion of the open space areas as designated on Sheet 3/6 are not appropriate, specifically those areas shown around the site's perimeter as well as all designated areas south of the stream, as they are without recreational amenities, within close proximity of building footprints or are to serve as landscape buffers (screen adjacent single family land uses). In order for areas to be considered appropriate, staff recommends designated areas be no closer than 10' from any building footprint (excluding the club house) and be of sufficient configuration that allows the area to be usable open space, contributing to the City's goal of providing open space to its residents. The following changes should be made to plans to create open space more appropriate for the area and more in character with the intent of section 1101.09.

    a) Staff recommends the area south of the stream be reconfigured to place the open space in the southwest corner so that it may be incorporated with the adjacent reserve within Hoover Crossing.

    Response: Agreed. See revised Preliminary Development Plan, Sheet 2/9.

    b) If the tree preservation area around the perimeter of the development is to be counted towards the open space requirement this area should be widened to a minimum of 25'. Building setbacks would also need to be adjusted to prevent damage to tree roots.

    Response: See response #1 above.

    c) Proposed retention ponds should be developed according to the City's pond design standards, including walking paths and landscaping around the perimeter. Walking paths should connect to sidewalks or paths. Retention ponds meeting the city's design criteria can contribute up to 15% of the dedicated open space for the development.

    Response: Agreed. See revised Preliminary Development Plan, Sheet 2/9,3/9 and 5/9.

    d) In order to line up with future trails, the proposed 8' path should be moved from the north side to the south side of the .62ac retention pond (adjacent to Hoover Road).

    Response: Agreed. See revised Preliminary Development Plan, Sheet 2/9.

e) Trail connectivity should be improved to create a network of trails throughout the development, including a separate pedestrian/bicycle crossing over the floodplain. Easements should be placed over the proposed path connecting to Hoover Road to allow for public use as part of the City's trail network.

Response: Trail connectivity has been added throughout the site. See revised Preliminary Development Plan, Sheet 2/9 for details. Pedestrian/bicycle crossing of the floodplain is via Private Street D. Easements will be granted to the City for public access of the trails.

f) An easement dedicated to the City should be placed over the new floodplain boundary allowing for public access of the space. The proposed path should be located within the floodplain to allow public access. This space can be counted towards open space if these recommendations are met. An easement should also be placed over the stream protection zone along the eastern edge of the property.

Response: The proposed path has been relocated, see revised Preliminary Development Plan, Sheet 2/9. Easements will be granted as requested, see response to #3b above.

4. The entrance feature should utilize and incorporate the same character and design elements as the entrance feature at Hoover Crossing, including materials, structure, signage, and landscaping.

Response: The applicant would like to discuss this comment further with City Staff and Administration to better understand how to fulfill the mutual goal of an attractive and compatible entry feature.

5. Staff is not supportive of the stub roads at units 40/41, 28/29, or 19/20. Streets should be designed to avoid dead end routes.

Response: As discussed with staff and as is now better depicted on the revised Preliminary Development Plan, Sheet 2/9, the pavement depicted at units 40/41 and 28/29 is not a stub street but is a driveway necessary to serve the appurtenant dwellings. The driveway to serve buildings 19/20 has been eliminated due to other revisions to the plan.

6. Per section 1101.05, private roadways shall a have a minimum width of 26' (face to face curb) for all proposed streets. This increase will also allow for on-street parking on one side of street in lieu of visitor parking spaces.

Response: As discussed with staff, it is the applicant's intent that there be no on-street parking within the proposed development. Additional on-site parking has been provided as shown on the revised Preliminary Development Plan, Sheet 2/9. The private roadways shall be 24' wide as measured from back of curb.

7. An explanation should be given for the smaller footprints of buildings 12, 22, and 27.

   Response: Although the revised site plan negates the needs for these smaller footprints, this and any other drafts of the Preliminary Development Plan indicate the largest building footprint possible at each dwelling unit location. It is possible that at the time of either the Final Development Plan or final engineering design, some locations may necessitate the use of smaller buildings.

8. Detached single-family structures should replace units 57/59 and 60/61.

   Response: As discussed with staff, units 58/59 and 60/61 on the revised Preliminary Development Plan (which replaced units 57/59 and 60/61), remain duplex buildings.

9. Please see attached redline copy of the Limitation Text for staff comments.

   Response: See attached revised Limitation Text.

Urban Forestry (Jodee Lowe, 614-277-1103)

10. All deciduous trees must be a minimum 2" caliper at installation.

    Response: Agreed.

11. There will need to be a note on the landscape plan that states that all service structures (including but not limited to A/C units, electrical transformers and dumpsters shall be screened per 1136.08.

    Response: This note has been added to the Landscape Plan Sheet 5/9.

12. There needs to be a Tree Planting typical on the landscape plans that shows/states that 50% of the wire cage and burlap will be removed at the time of planting

    Response: This detail is shown on the planting Details Sheet 7/9.

13. Plans need to show/state that sod will be placed on the fronts, sides and 10' off the back of the units (grass seed or hydro seed may be used at the back of the units, past the 10' mark).

    Response: As discussed with staff, all front and side yard lawn areas will be sodded. Other lawn areas may be sodded or seeded at the applicant's discretion.

14. Description will be needed as to how the existing trees will be preserved during the construction process.

    Response: Existing trees to be saved, including but not limited to those in the 10' perimeter do-not-disturb area, will be enclosed with temporary orange fence prior to commencement of on-site construction or development activity, which shall be marked as "Tree Preservation Area, Do Not Disturb."

15. Street Trees along Hoover Road will be planted and maintained by the City of Grove City.

    Response: This is noted on the landscape Plan Sheet 5/9.

Engineering, Koch Engineering Group (David Koch, 614-949-8102)

16. Sanitary Sewer Main - need to determine if sewer should be extended to Hoover Road for future extension.

    Response: Both sanitary sewer connection points shown on the Preliminary Development Plan provide service to the site. There are also existing sanitary sewers to the east and south of the site. The applicant is not aware of any sewer system extensions that would be necessary.

17. Provide Stop Sign and Stop Bar for traffic exiting facility. Also need Street Name Sign and proper lighting at intersection of Hoover Road.

    Response: Agreed. Details will be included with the final development plan.

18. Proposed Water Mains are shown with 4 dead ends. Recommend looping for water quality purposes or provide automatic flushing.

    Response: The water lines shown on the plans at driveway locations are services to dwelling units. All water mains will be looped with the exception of that serving the south portion of the site (buildings 16-21).

19. New culvert pipes for stream crossing (private street D) may require Army Corps of Engineers permitting prior to approval of plans.

    Response: The applicant acknowledges that U.S. Army Corps of Engineers permits may be necessary and will explore this requirement accordingly.

20. Dead End Streets (C and D) do not have proper cul-de-sacs or areas to turn around at end of street. These dead ends do not appear to be temporary. These dead ends should be reconfigured/eliminated.

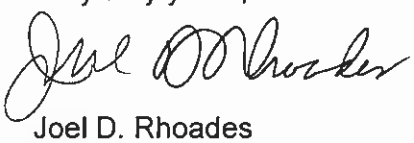
    Response: Agreed. See response to #5 above.

21. Recommend relocation of bike path crossing at Hoover Road to be adjacent to curb line of Hoover. This will allow the stop sign for traffic exiting proposed development to be closer to Hoover Road. The sight distance for vehicles will be improved and this will also not cause traffic to block the bike/pedestrian crossing.

    Response: As discussed with staff, the bike path along Hoover Road will remain as existing.

Should you have any questions or require additional information, please do not hesitate to contact me directly at (614) 761-1010.

Very truly yours,



Joel D. Rhoades
Vice President and General Counsel
Epcon Communities

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Engineers, Surveyors, Planners, Scientists

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Utility Feasibility Summary
The Courtyards at Hoover

City of Grove City, Jackson Township, Franklin County
09/29/14

The following is a summary of the proposed utilities:

Sanitary Sewer

Proposed sanitary sewer will serve all proposed buildings including the clubhouse. The proposed sanitary sewer is anticipated to connect to the existing 12" sanitary sewer to the northwest, the existing 8" sanitary sewer to the northeast, or another reasonable location.

Water

A private water system is proposed to serve all buildings including the clubhouse. The private water system will tap into the existing 12" water main along the west side of Hoover Road and pass through a master meter for the site.

Storm Water

There are 3 proposed basins for stormwater detention and water quality for the site. Proposed storm sewer will be extended throughout the site and will route the stormwater to these proposed basins. The northeastern basin will outlet to the southeastern basin, and the southeastern basin will ultimately outlet to the existing stream that runs through the southern third of site. The southwestern basin will also outlet to the existing stream. The existing stream flows southeast through a culvert under Hoover Road just south of the site.

Private Utilities

Electrical service is available from American Electric Power, communications services are available from AT&T, and natural gas service is available from Columbia Gas of Ohio. They will be extended to the site from existing nearby locations.

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Engineers, Surveyors, Planners, Scientists

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MEMO

Date: September 4, 2014

To: Chris Mann, PE

From: Doug Turney, PE, CFM, LEED AP

Subject: EPCON – Hoover Road Floodplain and SCPZ Analysis

Copies: Patricia Brown, PE

A floodplain study was prepared for western tributary of Bryant Ditch that flows from west to east through the development to a new 16x5 culvert at Hoover Road just north of Orders Road as well as the northern tributary that flows from north to south adjacent to Hoover Road then crosses underneath Hoover through a new 16x4 culvert just north of the western tributary. The two culverts were replaced with a 2003 engineering plan prepared by EMH&T. From the 2003 plans, the 100-year peak flow rate for the western tributary is 343.6 cfs and 369.2 cfs for the northern tributary. These flow rates were used as the steady-state peak flow rate for each stream from Hoover Road to the upstream property line. The culvert 100-year headwater elevations of 804.85 for the northern culvert and 802.10 for the southern culvert were used as the tailwater control elevations for the HEC-RAS model that were developed for each stream.

The HEC-RAS model used auditors topography to develop cross-sections. A Manning's 'n' value of 0.9 for the overbanks and 0.6 for the channel was used for the western tributary due to the wooded nature of the stream corridor. For the northern tributary, a value of 0.4 was used for both the overbanks and channel due to the lack of woody vegetation and mowed grass up to the banks of the stream. The resulting 100-year elevations and mapped limits are shown on the concept plans. HEC-RAS output has been provided.

An analysis was done to determine the tributary area for each stream to calculate the required SCPZ width. For the northern tributary the drainage area is approximately 466 acres or 0.728 square miles. The western tributary is only 197 acres or 0.308 square miles just upstream of the culvert. An additional 29.7 acres comes into the western tributary from Margie's Cove, but since the outlet from Margie's Cove to the stream is at Hoover Road, this area was not included in the SCPZ calculation. Using the SCPZ equation from the manual where:

$$\text{SCPZ width} = 147 \times DA^{0.38}$$

The required width for the northern tributary is 130.3 feet and 94 feet for the western tributary.