GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
2014

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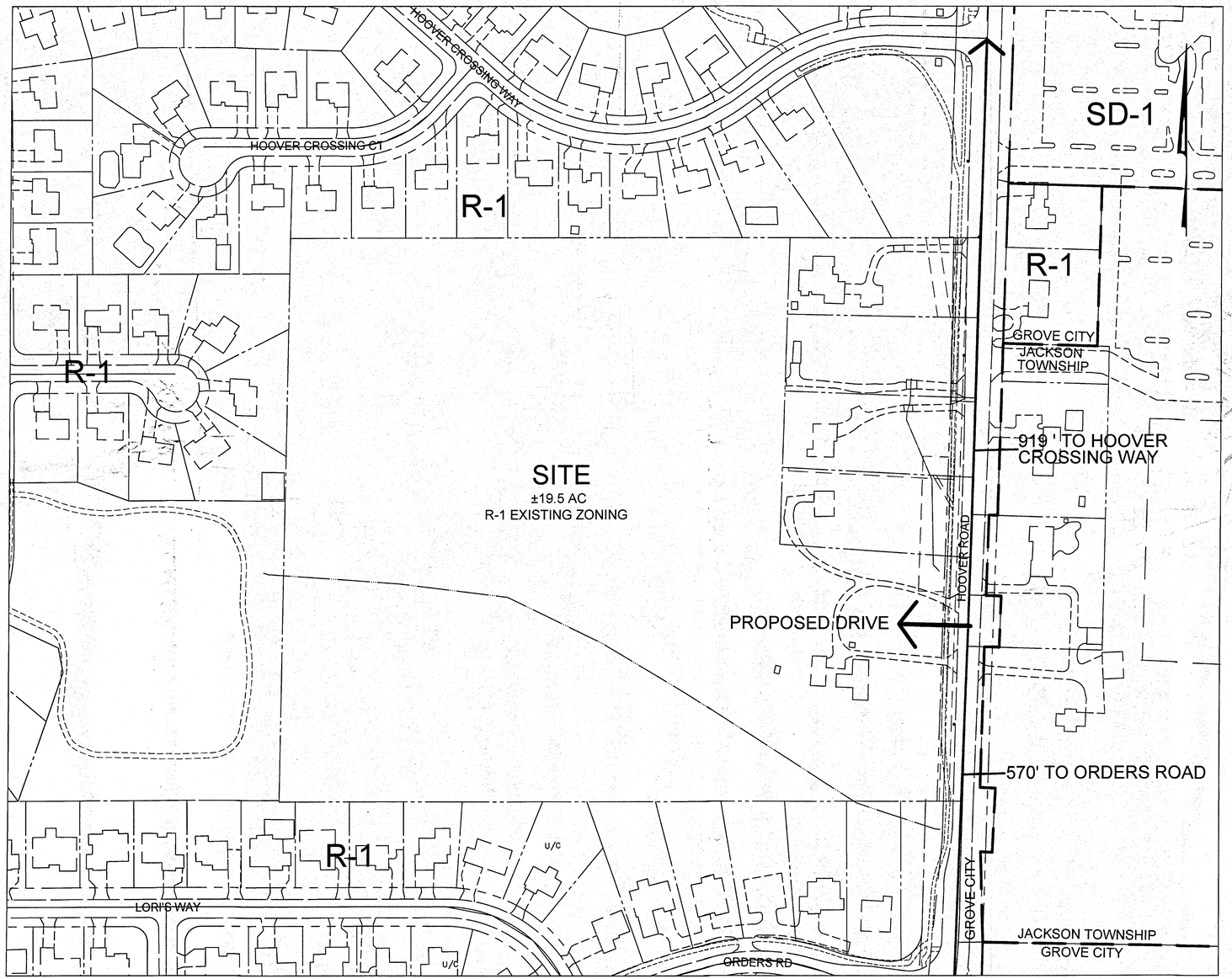

INDEX MAP/AREA PLAN
Scale: 1" = 100'

GRAPHIC SCALE
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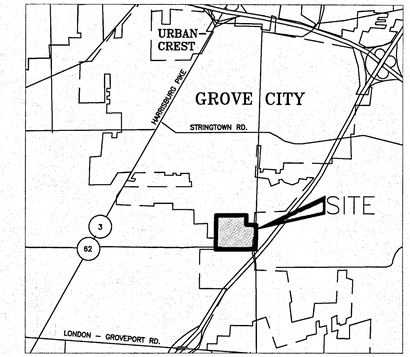
1 inch = 100 feet



LOCATION MAP
NO SCALE

PROJECT DESCRIPTION

THE COURTYARDS ON HOOVER CONDOMINIUM IS PLANNED TO CONSIST OF 64 DWELLING UNITS SITUATED ON APPROXIMATELY 19.5 ACRES OF LAND LOCATED WEST OF HOOVER ROAD IN GROVE CITY, FRANKLIN COUNTY, OHIO. THE COMMUNITY WILL HAVE 44 DETACHED COURTYARD PATIO UNITS AND 20 ATTACHED UNITS IN 10 DUPLEX BUILDINGS. THE COMMUNITY WILL HAVE AMENITIES ENJOYED BY ITS RESIDENTS IN THE FORM OF OPEN GREEN SPACE, A CLUBHOUSE, AND A SWIMMING POOL. ALL UNIT OWNERS WILL BE MEMBERS OF THE COURTYARDS ON HOOVER CONDOMINIUM ASSOCIATION, AN OHIO NOT–FOR–PROFIT CORPORATION FORMED UPON THE CREATION OF THE CONDOMINIUM. THROUGH ITS BOARD OF DIRECTORS THE ASSOCIATION WILL ADMINISTER AND MAINTAIN THE CONDOMINIUM.

RECEIVED
JAN 28 2015
GC PLANNING COMMISSION

City Administrator, City of Grove City

Service Director, City of Grove City

Reviewed for the City of Grove City

Jackson Township Fire Department

Registered Engineer No. Date

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
January 28, 2015

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
TITLE SHEET

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
January 28, 2015

SCALE
Full Size: 1"=100'
Half Size: 1"=200'

JOB NO.
20141236

SHEET
1/10

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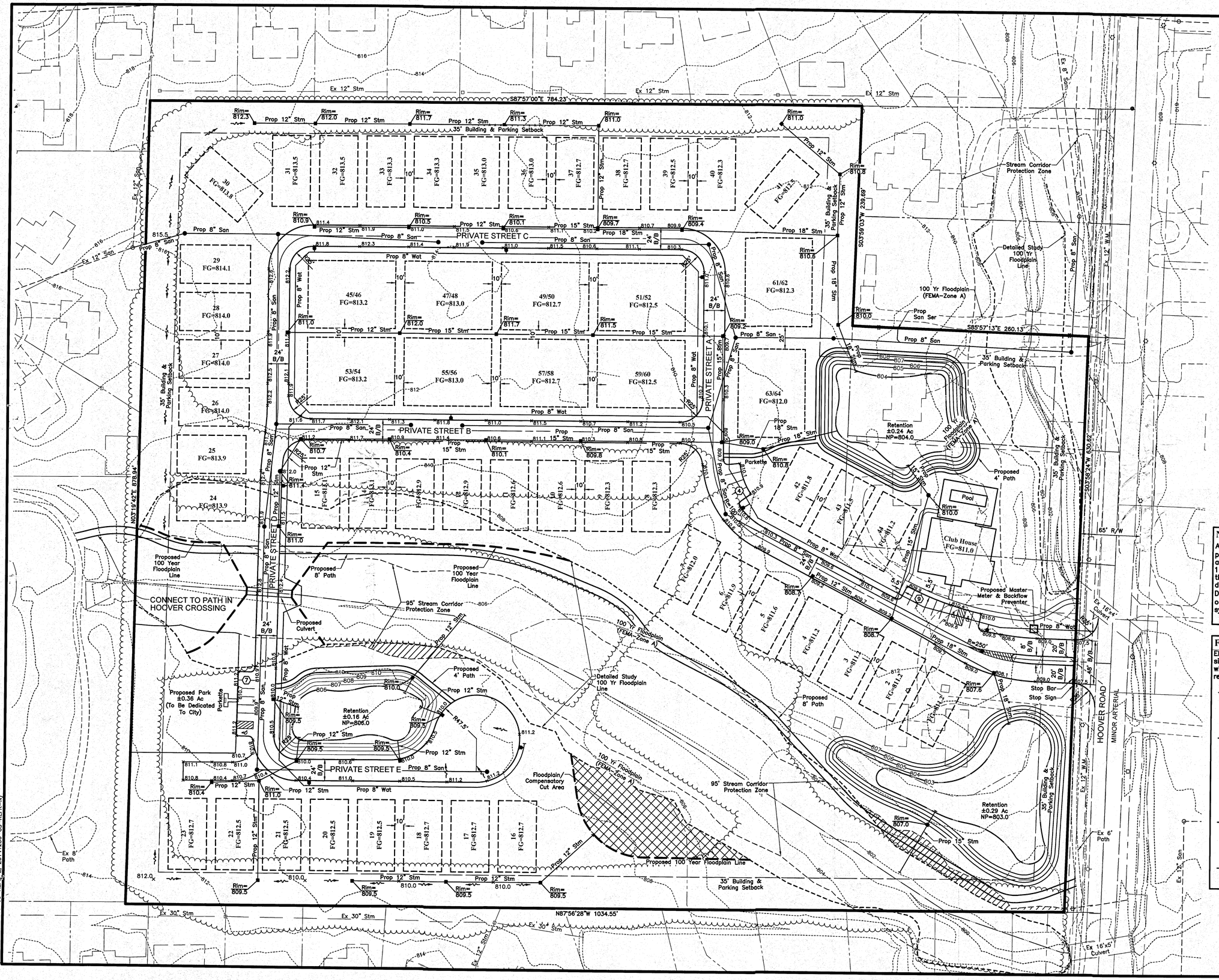


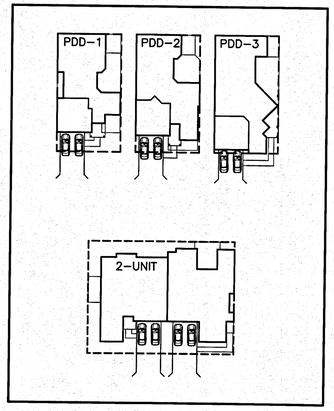
GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

SITE DATA

GROSS AREA	±19.5 AC (849,420 SF)
EXISTING ZONING	R-1
PROPOSED ZONING	PUD-R
NUMBER OF BUILDINGS	54
10 (ATTACHED)	20 UNITS
44 (DETACHED)	44 UNITS
TOTAL UNITS	64 UNITS
GROSS DENSITY	±3.28 DU/AC
LOT COVERAGE	30%



BUILDING TYPES

NO SCALE

NOTES:

All Building Drainage/Roof Drains shall be directed to private roadways and/or storm sewer that is directed to a proposed basin. The storm sewer behind buildings 16–20 is necessary to maintain rear yard drainage along the property line and will not collect any impervious area drainage from the proposed buildings. The Building Drainage/Roof Drains for buildings 16–20 will outlet/connect to Private Street "E" and the storm sewer system associated with this roadway.

FLOODPLAIN NOTES:

EMH&T has prepared a floodplain study for the subject site. The following is a summary of the items associated with the floodplain of the subject site that has been reviewed with Mike Boso:

- A Letter of Map Amendment (LOMA) will be submitted to FEMA to remove the floodplain area near the clubhouse from the FEMA Zone A line shown to the Detailed Study 100 Year Floodplain Line based on surveyed best available data.
- A variance has been submitted for the floodplain fill on the western portion of the site. The proposed 100 year floodplain fills will be offset by the compensatory cut area shown on the south portion of the site. As part of this development a proposed park area will be dedicated to the City in the southwest portion of the site to connect with the open space area to the west. An 8 foot path will also be constructed across the site to connect the path to the west to Hoover Road.
- A box culvert will be constructed as part of the proposed roadway crossing at the southwest corner of the site. A Nationwide Permit has been submitted to the Army Corps of Engineers for this road crossing.
- Final Details of the above items will be included as part of the Final Engineering Construction Documents.

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500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FOR
FINAL DEVELOPMENT PLAN

THE COURTYARDS ON HOOVER
SITE PLAN

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
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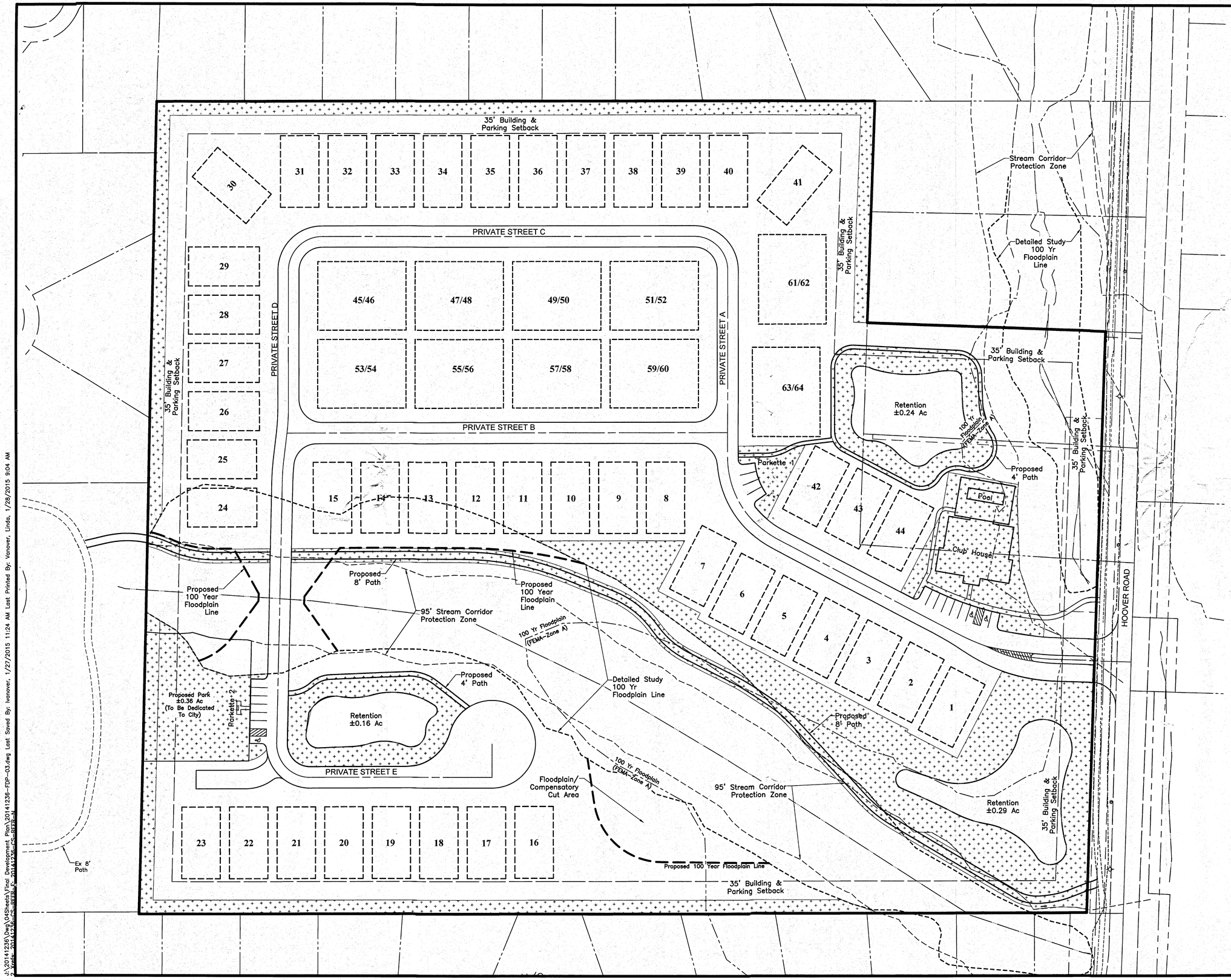

GRAPHIC SCALE

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	± 0.69 Ac. x 0.15 = ± 0.10 Ac.
CLUBHOUSE AREA	± 0.34 Ac.
PARKETTE 1	± 0.06 Ac.
PARKETTE 2	± 0.27 Ac.
PATH	± 0.32 Ac.
OPEN SPACE (N)	± 1.04 Ac.
OPEN SPACE (N)	± 0.27 Ac.
OPEN SPACE (S)	± 0.23 Ac.
TREE PRESERVE PERIMETER (15' FROM PROPERTY LINE)	± 0.88 Ac.
TOTAL OPEN SPACE PROVIDED	±3.51 Ac.

LEGEND

OPEN SPACE

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

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

EMHT
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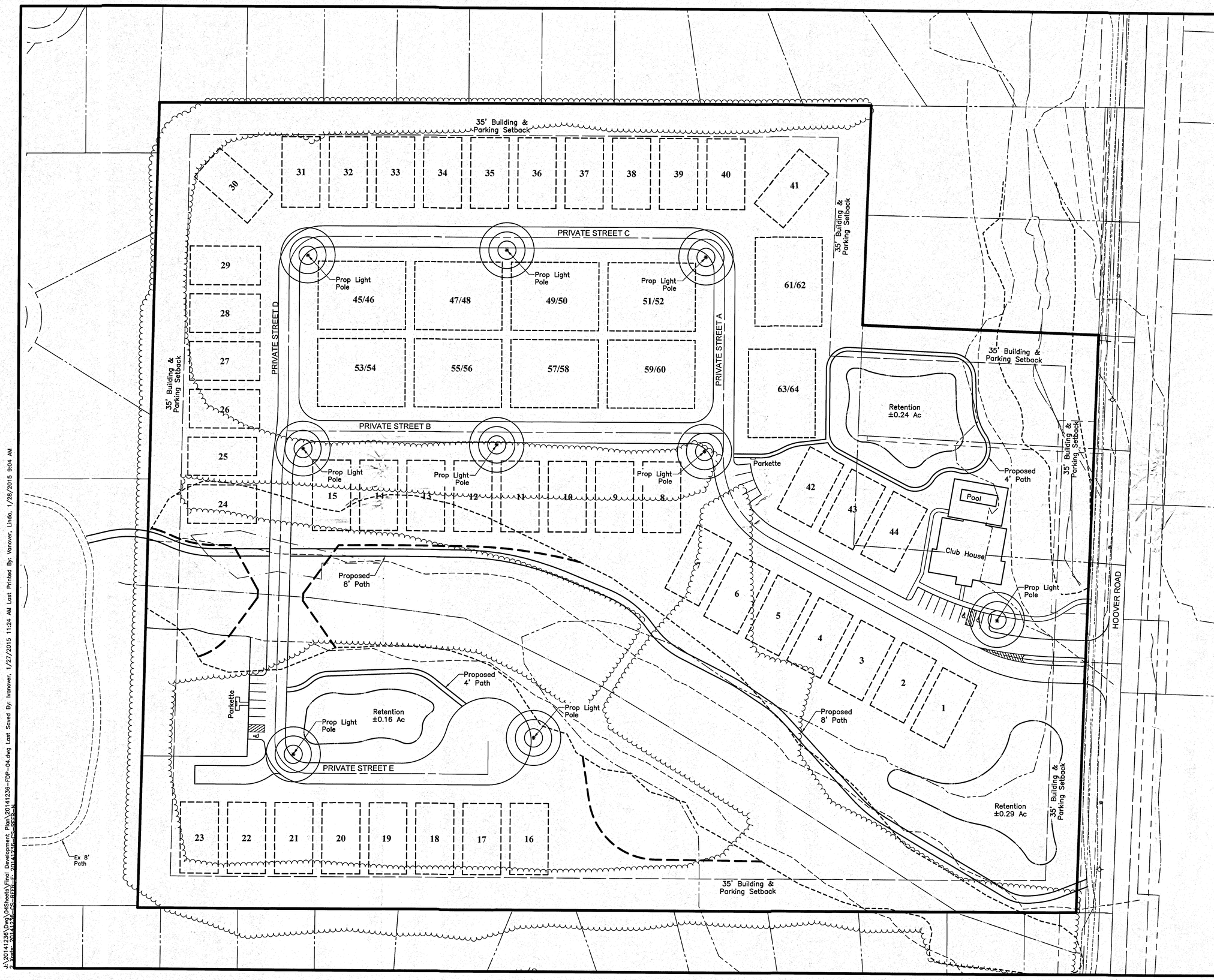

GRAPHIC SCALE

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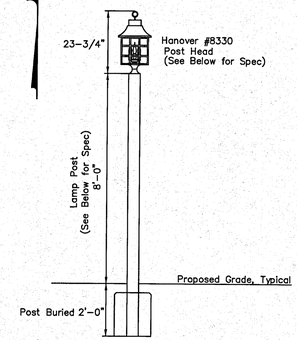
1 inch = 50 feet



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"

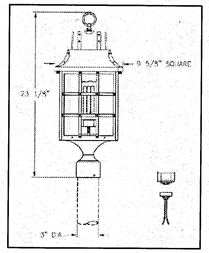
ITEM #	COLOR	OPTION
2500-8'	**BK**-Black	**320**-Photo Control
2510-10'	**WH**-White	**HH***-2"x4" Hand Hole
2512-12'	**BZ**-Bronze	
2514-14'		

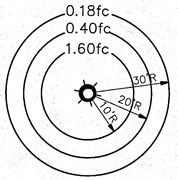
GUIDE: 2592-WH-HH
Post Dimensions: O.D. = 2.950", Wall = .125"

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

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EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

THE COURTYARDS ON HOOVER
LIGHTING PLAN

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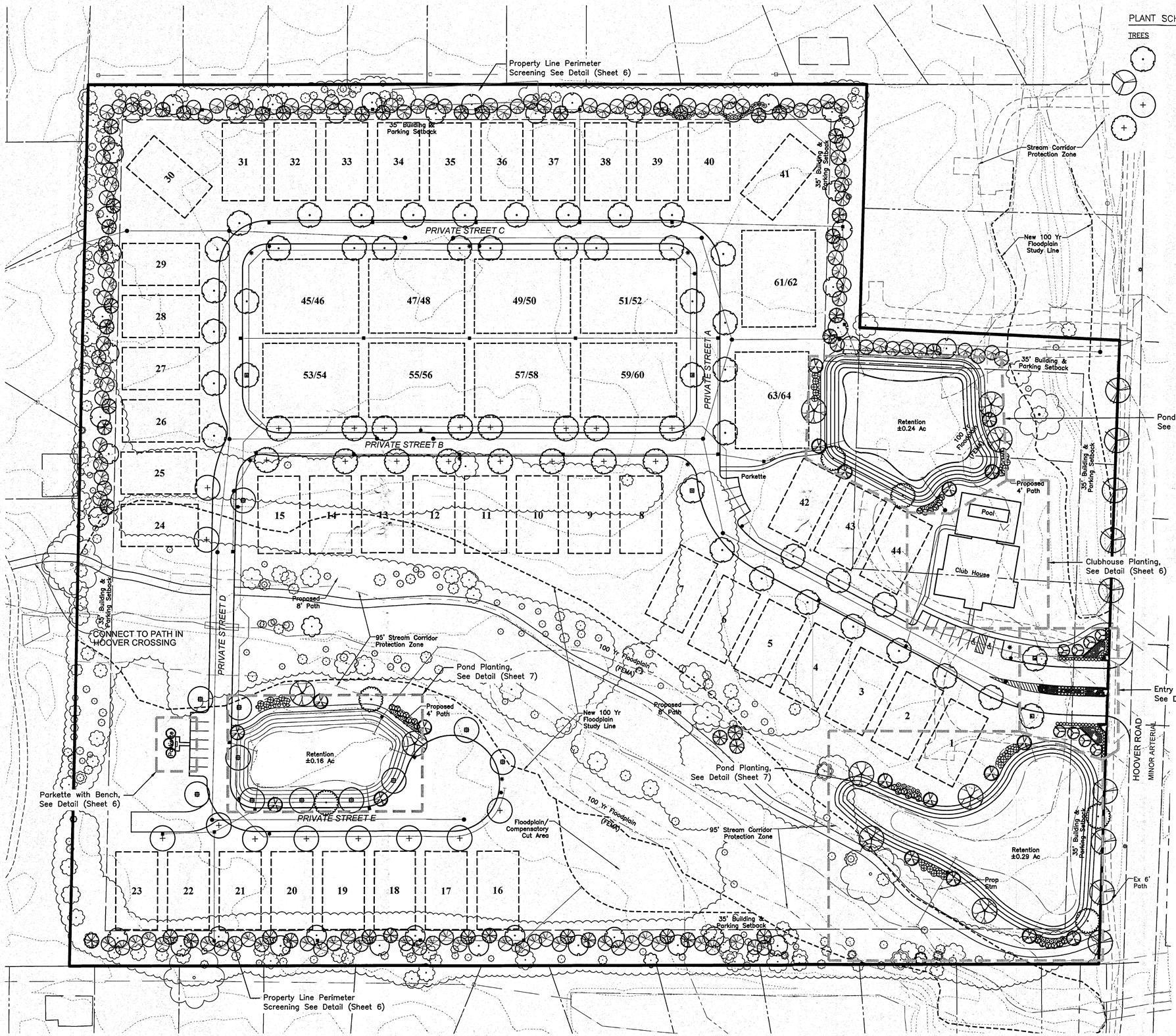

PLANT SCHEDULE STREET TREES

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	43	Acer miyabei 'State Street'	State Street Miyabei Maple	2" Cal.	B&B
	9	Acer rubrum	Red Maple	2" Cal.	B&B
	21	Quercus shumardii	Shumard Red Oak	2" Cal.	B&B
	16	Tilia americana 'Boulevard'	Boulevard American Linden	2" Cal.	B&B

Trees with Square in Middle are Additional Trees provided for Street Trees

SITE DATA

EXISTING ZONING - R-1	
PROPOSED ZONING - PUD-R	849,420 SQ FT
GROSS AREA	±19.5 AC
NUMBER OF BUILDINGS	54
10 (ATTACHED)	20 UNITS
44 (DETACHED)	44 UNITS
TOTAL UNITS	64 UNITS
GROSS DENSITY	±3.28 DU/AC
LOT COVERAGE	30%

NOTE:

1. Property perimeter screening; see detail sheet 6.
2. Proposed retention ponds shall be developed per City's pond design standards; see detail sheet 7.
3. Typical detached condominium unit planting; see sheets SL-1, SL-2, and SL-3.
4. Typical duplex condominium planting; see detail sheet 6.
5. All structures (including but not limited to A/C units and electrical transformers) shall be screened per 1136.08.
6. Sod will be placed on fronts and sides of units.
7. Street trees along Hoover Road to be planted and maintained by the City of Grove City.
8. Trees planted along internal private streets are counted as one tree of the three trees required per residential unit.
9. Trees in property line perimeter screening will be field adjusted to avoid utilities and existing trees where necessary

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

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500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

THE COURTYARDS ON HOOVER

LANDSCAPE PLAN

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SCALE
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JOB NO.
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SHEET
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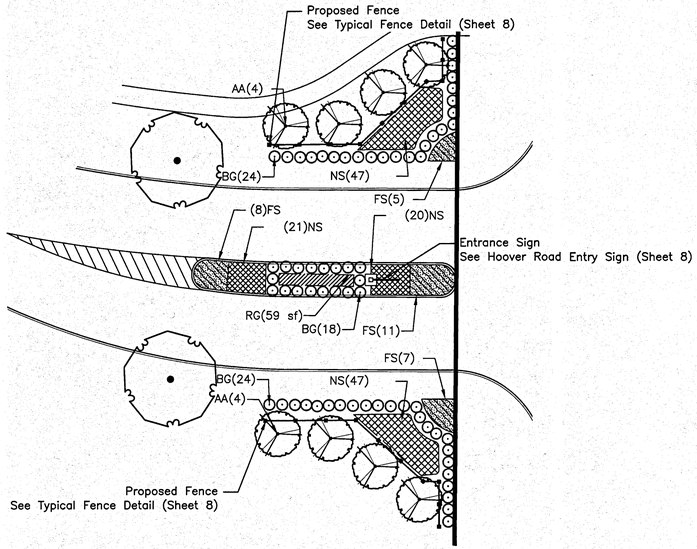
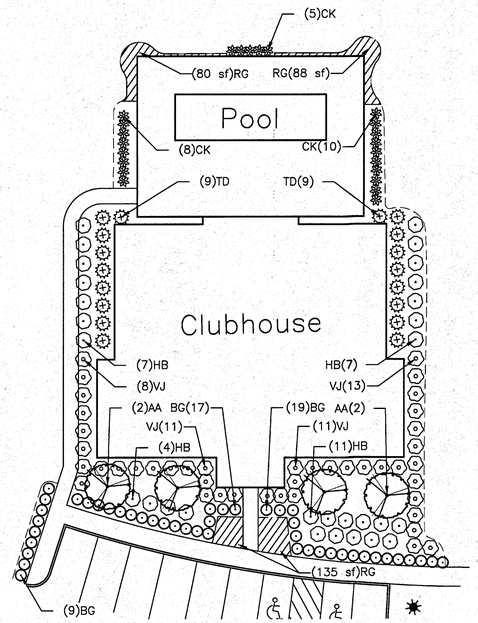
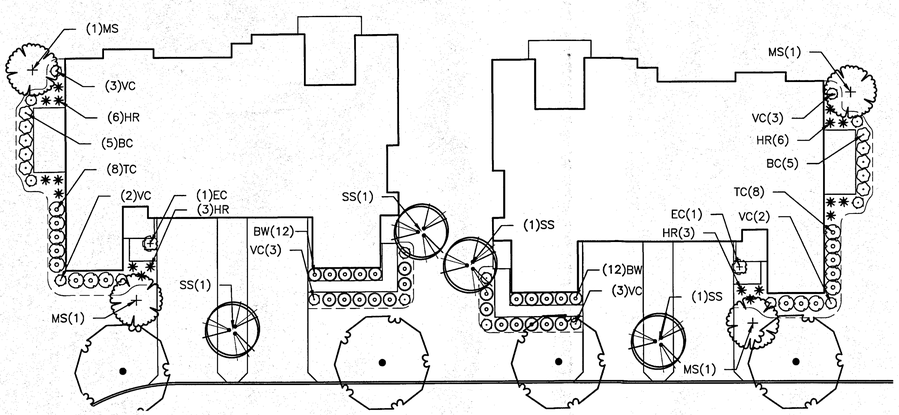


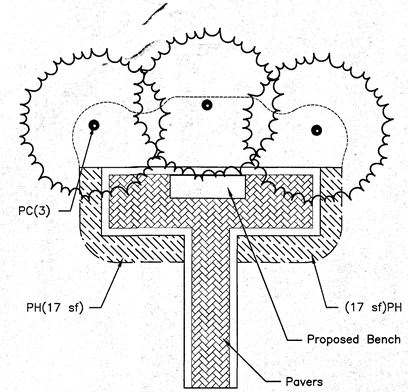
ENTRY ENLARGEMENT
Scale: 1" = 20'



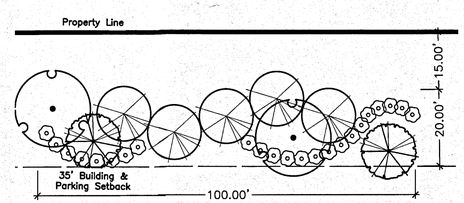
CLUBHOUSE ENLARGEMENT
Scale: 1" = 20'



TYPICAL DUPLEX UNITS ENLARGEMENT
Scale: 1" = 20'



Parkette Detail
Scale: 1" = 5'



TYPICAL 100' SECTION PROPERTY LINE PERIMETER SCREENING DETAIL
Scale: 1" = 20'

PLANT SCHEDULE ENTRY

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	8	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BG	66	Buxus x 'Green Velvet'	Boxwood	12" Ht.	B&B

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RG	62	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	#2	

ANNUALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
NS	135	Nepeta subsessilis	Catmint	#3 Cont.	24" o.c.
FS	31	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 Cont.	36" o.c.

PLANT SCHEDULE CLUBHOUSE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	4	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BG	45	Buxus x 'Green Velvet'	Boxwood	12" Ht.	B&B
CK	23	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	24" Ht.	B&B or Cont.
HB	29	Hydrangea macrophylla 'Endless Summer'	Bailmer Hydrangea	15" Ht.	#3 Cont.
TD	18	Taxus x media 'Densiformis'	Dense Yew	18" Ht.	B&B
VJ	43	Viburnum x juddii	Judd Viburnum	24" Ht.	B&B or Cont.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RG	317	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	#2	

PLANT SCHEDULE DUPLEX UNITS

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AS	4	Acer miyabei 'State Street'	State Street Miyabei Maple	2" Cal.	B&B
MS	4	Magnolia stellata	Star Magnolia	2" Cal.	B&B
SS	4	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BC	10	Berberis aquifolium	Common Barberry	18" Ht.	B&B
BW	24	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	24" Ht.	B&B
EC	2	Euonymus alatus 'Compactus'	Compact Burning Bush	24" Ht.	B&B
HR	18	Hemerocallis 'Happy Returns'	Happy Returns Daylily	12" Ht.	#2 Cont.
TC	16	Taxus x media 'Chadwickii'	Chadwick's Yew	18" Ht.	B&B
VC	16	Viburnum carlesii	Korean Spice Viburnum	18" Ht.	#5 Cont.

PLANT SCHEDULE PARKETTE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PC	3	Picea pungens	Colorado Spruce	6' Ht.	B&B

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PH	578	Pennisetum alopecuroides	Dwarf Fountain Grass	#2	

PLANT SCHEDULE PROPERTY LINE PERIMETER (TYPICAL 100' SECTION)

ORNAMENTAL TREES – 2.5" Caliper Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood Magnolia stellata / Star Magnolia Malus x 'Spring Snow' / Spring Snow Crab Apple		2
EVERGREEN TREES – 8' Height Picea abies / Norway Spruce Picea glauca / White Spruce Picea omorika / Serbian Spruce		5
DECIDUOUS TREES – 2.5" Caliper Liquidambar styraciflua / American Sweet Gum Tilia americana 'Redmond' / Redmond American Linden Ulmus americana 'Jefferson' / Jefferson Elm		2
SHRUBS – 42" Height Viburnum x burkwoodii 'Mohawk' / Mohawk Viburnum Viburnum x pragense / Prague Viburnum		23

Note:
Select one species in each category per 100' section.
Screening to achieve 80% opacity within 5 years of installation.

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
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THE COURTYARDS ON HOOVER
LANDSCAPE DETAILS & ENLARGEMENTS

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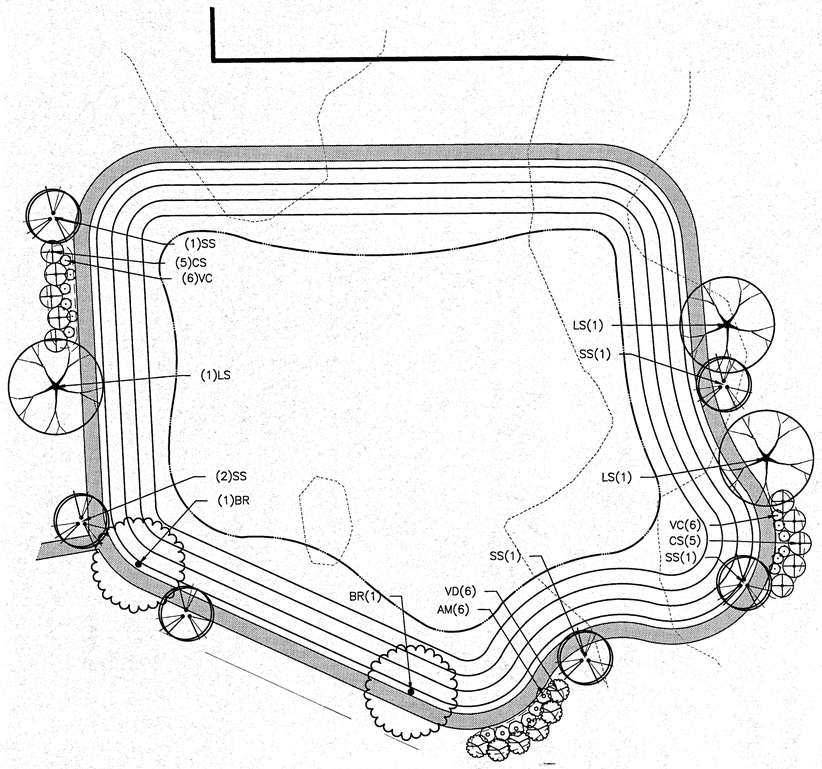
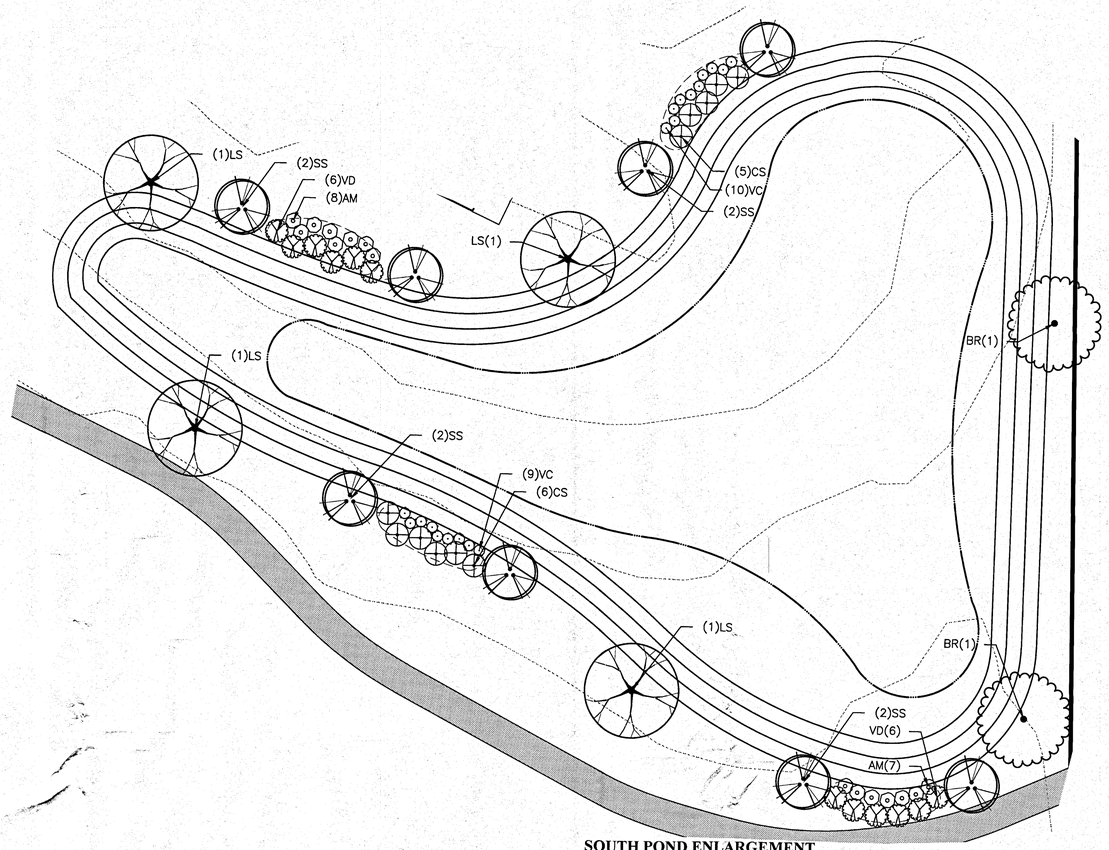


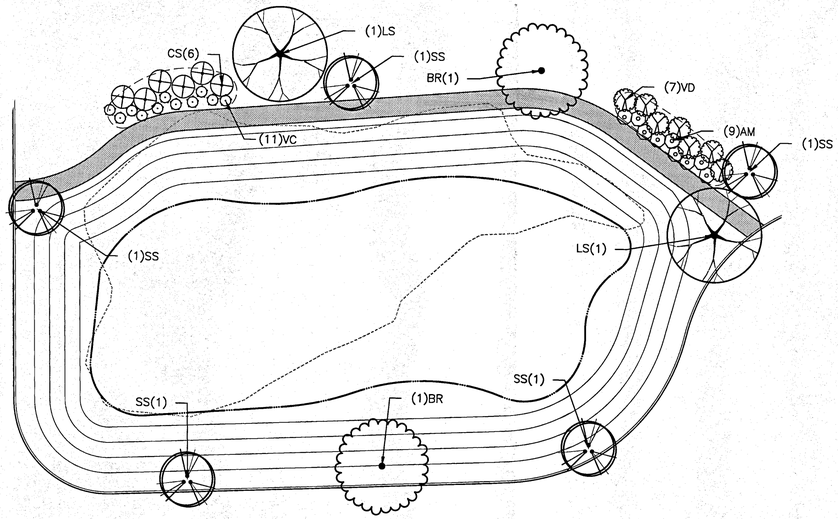
NORTH POND ENLARGEMENT
Scale: 1" = 20'

- 408 linear feet of pond perimeter
- 5 shade trees required
- 6 ornamental trees required
- 82 linear feet of planting beds required/82 linear feet provided



SOUTH POND ENLARGEMENT
Scale: 1" = 20'

- 587 linear feet of pond perimeter
- 6 shade trees required
- 8 ornamental trees required
- 118 linear feet of planting beds required/118 linear feet provided



SOUTHWEST POND ENLARGEMENT
Scale: 1" = 20'

- 358 linear feet of pond perimeter
- 4 shade trees required
- 5 ornamental trees required
- 72 linear feet of planting beds required/72 linear feet provided

PLANT SCHEDULE NORTH

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BR	2	Betula nigra	River Birch	2" Cal.	B&B
LS	3	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
SS	6	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AM	6	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" Ht.	B&B or Cont.
CS	10	Cornus sericea 'Bailei'	Redosier Dogwood	24" Ht.	B&B or Cont.
VC	12	Viburnum carlesii	Korean Spice Viburnum	18" Ht.	#5 Cont.
VD	6	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	24" Ht.	B&B or Cont.

PLANT SCHEDULE SOUTH POND

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BR	2	Betula nigra	River Birch	2" Cal.	B&B
LS	4	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
SS	8	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AM	15	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" Ht.	B&B or Cont.
CS	11	Cornus sericea 'Bailei'	Redosier Dogwood	24" Ht.	B&B or Cont.
VC	19	Viburnum carlesii	Korean Spice Viburnum	18" Ht.	#5 Cont.
VD	12	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	24" Ht.	B&B or Cont.

PLANT SCHEDULE SOUTHWEST POND

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BR	2	Betula nigra	River Birch	2" Cal.	B&B
LS	2	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
SS	5	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AM	9	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" Ht.	B&B or Cont.
CS	6	Cornus sericea 'Bailei'	Redosier Dogwood	24" Ht.	B&B or Cont.
VC	11	Viburnum carlesii	Korean Spice Viburnum	18" Ht.	#5 Cont.
VD	7	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	24" Ht.	B&B or Cont.

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

THE COURTYARDS ON HOOVER
LANDSCAPE DETAILS & ENLARGEMENTS

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
January 28, 2015

SCALE
As Noted

JOB NO.
20141236

SHEET
7/10

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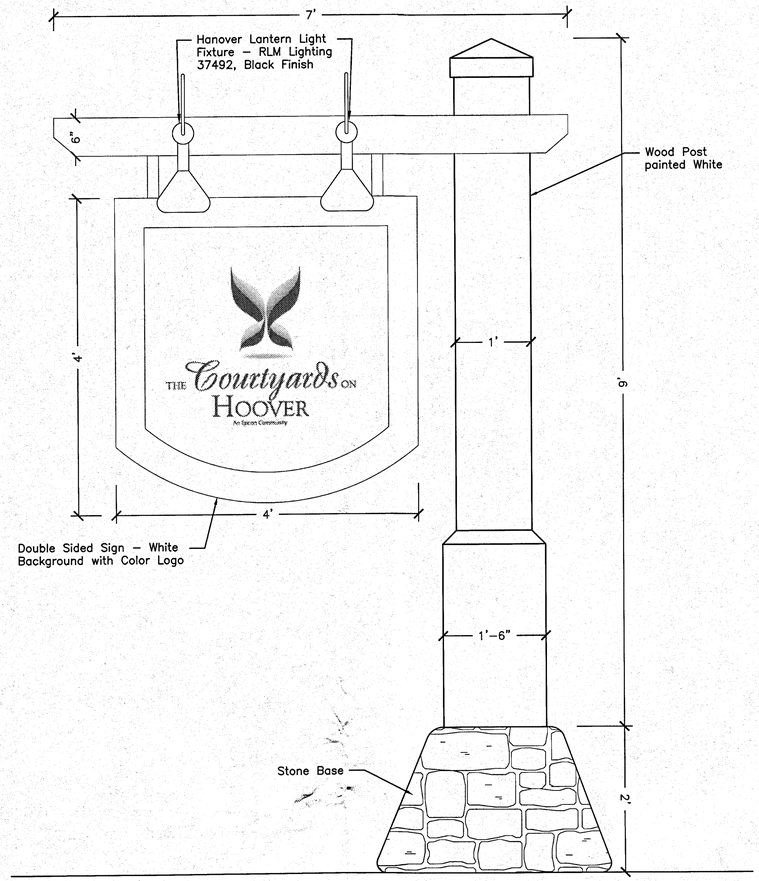
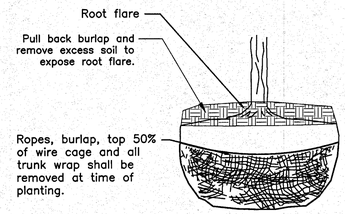
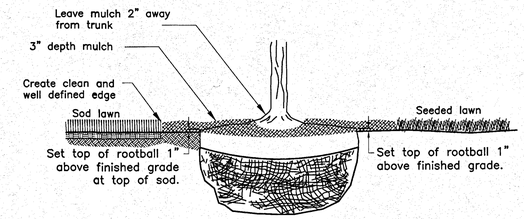
02 Xrefs: 20141236-CS-REFR-E; 20141236-CS-REFR-N



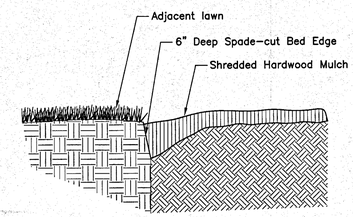
Hoover Road Entry Sign
No Scale



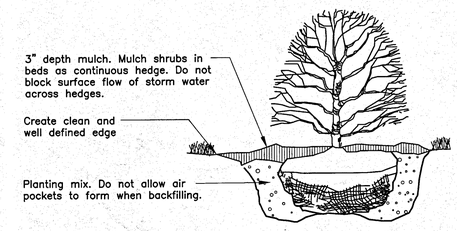
Rootball Preparation
No Scale



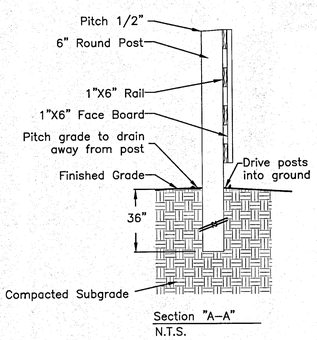
Rootball Setting
No Scale



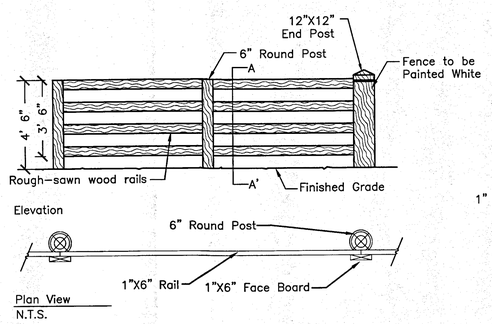
Planting Bed Edge
No Scale



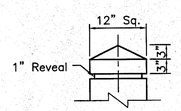
Shrub Planting
No Scale



Section "A–A"
N.T.S.



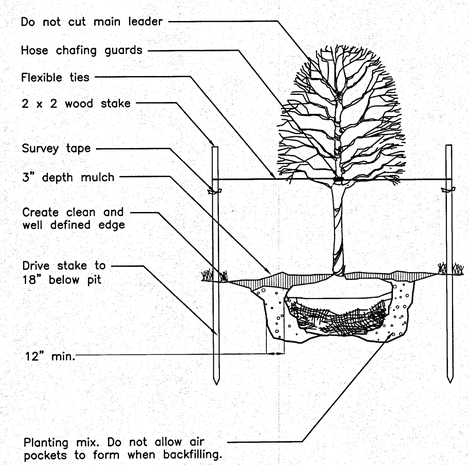
Plan View
N.T.S.



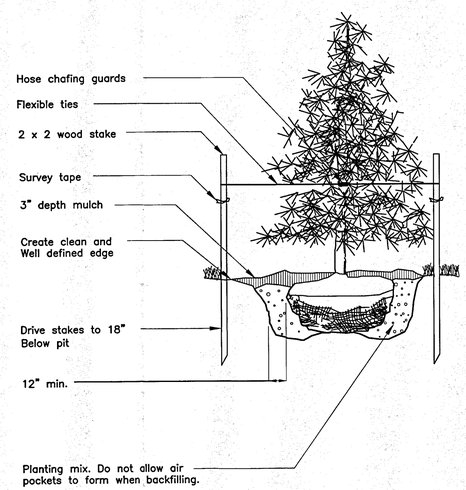
End Post Enlargement
N.T.S.

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

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
January 28, 2015

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
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SHEET
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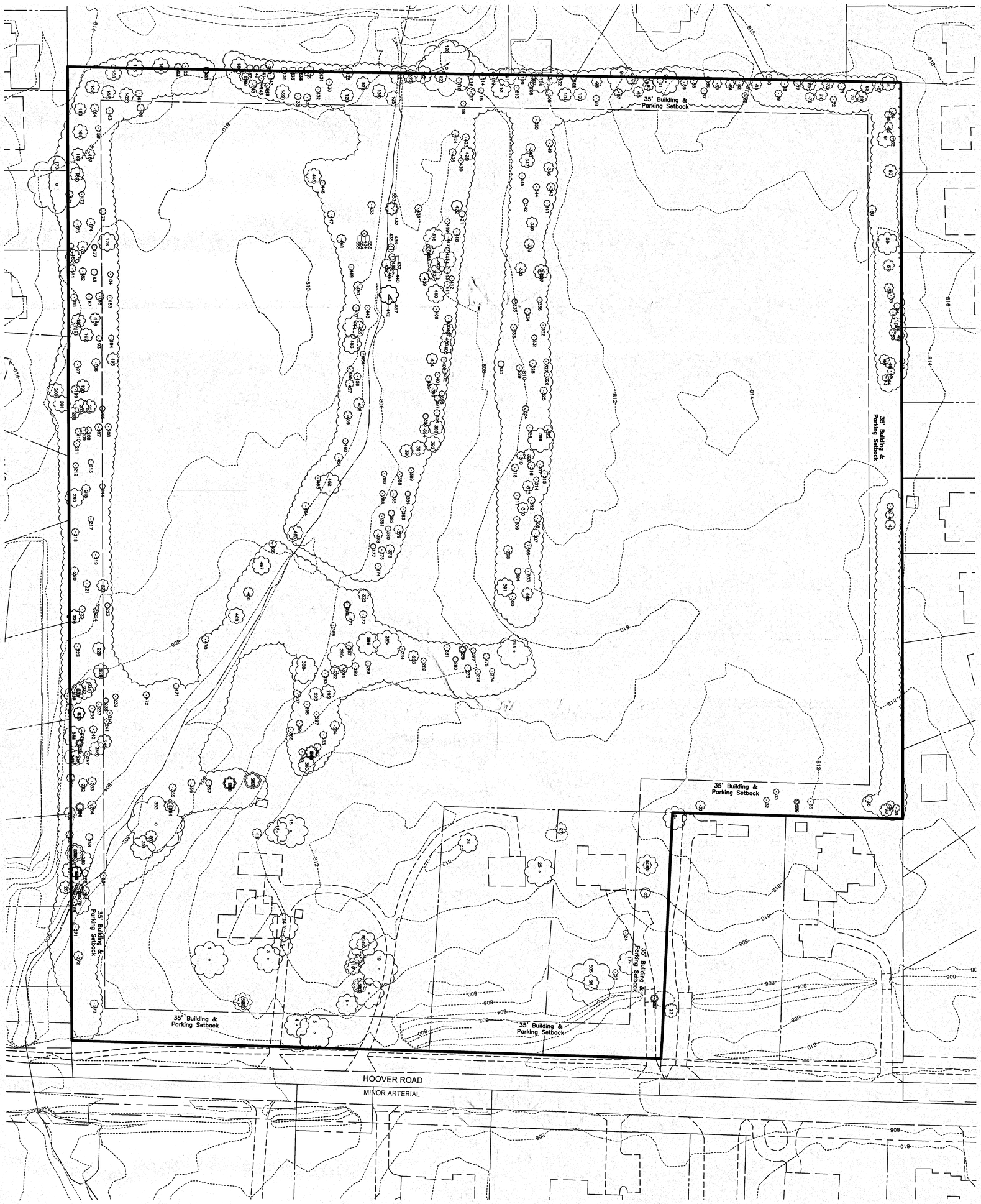

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

SHEET	JOB NO.	SCALE	DATE
9/10	20141236	Full Size: 1"=50' Half Size: 1"=100'	January 28, 2015

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

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

REVISIONS

MARK	DATE	DESCRIPTION

	Tree #	Size	Condition
X	1	39	
X	2	20+12+12	
X	3	30	
X	4	26	
X	5	38	
X	6	23	
X	7	32	
	8	12+12+16	
X	9	14	
X	10	18	
X	11	17	
X	12	14+30	
X	13	22	
X	14	30	
X	15	36	
X	16	10	
	17	25	
X	18	25	
X	19	40	
	20	6	
	21	50+17	
X	22	8+6+6	
	23	15	
X	24	6	
X	25	32	
X	26	21	
X	27	12	
X	28	11	
X	29	22+9	
	30	25	
X	31	10	
X	32	6	
X	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	
X	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	
X	72	7	
	73	12	
	74	13	
	75	15	
	76	10	
	77	8	
	78	8	
	79	8	
	80	6	

X	81	11	
	82	9	
	83	6	
	84	10	
	85	10	
	86	6	
	87	7	
	88	8	
	89	8	
	90	28	
	91	7	
	92	7	
X	93	12	Dead
X	94	12	Dead
	95	11	
	96	29	
	97	9	
	98	11	
X	99	7	
X	100	14	
	101	7+7+5	
	102	8	
	103	20	
X	104	15	
	105	8	
	106	21	
X	107	8	Dead
	108	6	
	109	10	
	110	6+6	
	111	20	
	112	21	
	113	9	
	114	8	
	115	6	
	116	6	
	117	9	
	118	6	
	119	6	
	120	60+	
	121	13	
	122	19	
	123	15	
	124	20	
	125	16	
	126	15	
	127	14+14	
	128	12	
	129	14	
	130	7	
	131	6	
	132	6	
	133	12	
	134	7+7+7	
	135	9+8	
	136	7	
	137	8	
	138	7	
	139	16	
	140	20+9	
	141	8	
	142	6	
	143	8	
	144	6	
	145	6+6	
	146	13	
	147	7	
	148	9	
	149	13+8	
	150	17	
	151	7+6	
	152	7	
	153	8+8+8	
	154	17	
	155	19	
	156	17	
	157	15	
X	158	15	
X	159	6	
X	160	8	

X	161	8	
	162	16	
X	163	8	
X	164	9	
	165	13	
	166	16	
	167	11	
	168	13	
	169	15	
	170	61	
	171	8	
	172	6	
X	173	7	
X	174	9	
	175	9	
X	176	20	
X	177	6	
	178	12	
	179	6	
	180	16	
	181	8	
	182	8	
X	183	7	
X	184	6	
X	185	6	
X	186	9	
X	187	7	
	188	8	
X	189	11	
	190	15	
	191	13	
	192	15	
X	193	6	
X	194	6	
X	195	13	
X	196	9	
	197	8	
X	198	14	Dying Ash
X	199	10	Dying Ash
X	200	16	Dying Ash
X	201	18	Dying Ash
	202	13	
	203	16	
X	204	15	
X	205	6	
X	206	7	
X	207	8	
X	208	7	
	209	8	
	210	7	
	211	7	
	212	6	
	213	6	
X	214	6	
	215	9	
	216	20	
X	217	6	
	218	8	
X	219	8	
	220	9	
X	221	8	
X	222	13	Dead
X	223	6	
X	224	6	
	225	7	
	226	14+15	
	227	7+7	
X	228	13	
	229	16+16+16	
	230	13+13	
	231	16	
	232	20	
	233	20+20+20	
	234	8	
	235	12+13	
	236	7	
	237	6	
	238	6	
	239	6	
	240	6	

	241	6	
	242	8	
	243	7	
	244	22+22	
	245	15	
	246	16	
	247	6	
	248	16	
X	249	17	Dead
	250	8+6	
	251	9	
	252	10	
	253	9	
X	254	9	Dead
	255	9+7	
	256	12	
	257	8	
	258	8	
	259	20+16	
X	260	20	Dead
	261	17	
	262	12+11+13	
X	263	7	Dead
X	264	7	Dead
X	265	10+8	Dead
	266	10	
	267	14	
	268	10	
	269	8	
	270	24	
	271	8	
	272	10	
X	273	9	
X	274	6	
X	275	7	
X	276	6	
X	277	6	
X	278	7	
X	279	8+6	
X	280	6	
X	281	7	
X	282	6	
X	283	12	
X	284	6	
X	285	30	
	286	25+25	
	287	8	
X	288	6	
	289	8	
	290	29	
	291	9	
	292	10	
	293	8	
X	294	36	
	295	15	
X	296	14	Dead
	297	6	
	298	7	
	299	7	
X	300	8	
X	301	20	
X	302	12+12	
X	303	7	Dead
X	304	7	Dead
X	305	10	Dead
X	306	8	
	307	9	
X	308	8	
X	309	7	
X	310	12	Dead
X	311	7	
X	312	8	
X	313	12	
	314	6	
X	315	8	
X	316	8	
X	317	8	
X	318	8	
X	319	9	
X	320	12	

X	321	26+26	
X	322	9	
X	323	7	
X	324	7	
	325	8	
X	326	6	
X	327	6	
X	328	8	
X	329	7	
X	330	7	
	331	6	
X	332	6	
X	333	7	
X	334	7	
X	335	6	
X	336	6	
X	337	16+7	
X	338	12	
X	339	11	
X	340	12	
X	341	7	
X	342	6	
X	343	9	
X	344	7	
X	345	7	
X	346	11	
X	347	16	
X	348	10	Dead
X	349	8	
X	350	8	
	351	26	
	352	13	
	353	60	
X	354	13+7	
	355	8	
X	356	8	
X	357	7	
	358	14+12+11	
	359	18+15	
X	360	18	
X	361	14+12+12	
X	362	8	
X	363	8	
X	364	10	
X	365	7	
	366	6	
X	367	8	
	368	30	
X	369	6	
X	370	8+6	
	371	10	
	372	8	
X	373	12	
	374	7	
X	375	10	
	376	8	
	377	6	
	378	10	
X	379	10	
X	380	6	Dead
	381	6	
	382	7	
	383	6	
	384	6	
X	385	8	
	386	6	
X	387	6	Dead
X	388	6	Dead
	389	6	
	390	14	
X	391	16	
X	392	17	
X	393	16	
	394	11	
X	395	6	
X	396	7	
X	397	7	
	398	6	
X	399	10	
X	400	7	

X	401	6	
X	402	6	
X	403	6	
X	404	12	
X	405	14	
X	406	12	
X	407	12	
X	408	8	
X	409	7	
X	410	20	
X	411	7	
X	412	6	
X	413	8	
X	414	20	
X	415	6	Dead
X	416	22	
X	417	9	
X	418	8	
X	419	6	
	420	6	
X	421	7	
X	422	12	
X	423	8	
X	424	8	
X	425	15	
X	426	8	
X	427	16	
X	428	17	
	429	11	
X	430	12+6+6	
X	431	8	
X	432	14+12	
X	433	8	
	434	6+6+6+7	
	435	7	
	436	7	
	437	7	
	438	6	
	439	10	
	440	7	
	441	10	
	442	21+20	
	443	6	
	444	24	
X	445	16	
X	446	6	
X	447	8	
	448	10	
	449	6	
	450	10	
	451	8	
X	452	8	Dead
	453	20	
	454	6	
	455	7	
	456	8	
	457	9	
	458	12	
	459	9	
	460	6	
	461	9	
	462	24	
	463	6	
	464	8	
	465	16	
X	466	8	Dead
	467	20	
	468	11	
	469	17	
	470	8	
	471	6	
	472	7	

NOTE:

*Approximate Tree Composition: Ash – Many dead and in decline

Ash: 30%
Hackberry: 20%
Cottonwood: 15%
Honeylocust: 15%
Back Cherry: 10%
Black Walnut: 5%
Apple/Crabapple: 5%

* Trees to be preserved shall be protected during construction per 1136.10.

X Trees to be removed including trees impacted due to development, dead trees, and dying ash trees.

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
January 28, 2015

SCALE
None

JOB NO.
20141236

SHEET
10/10

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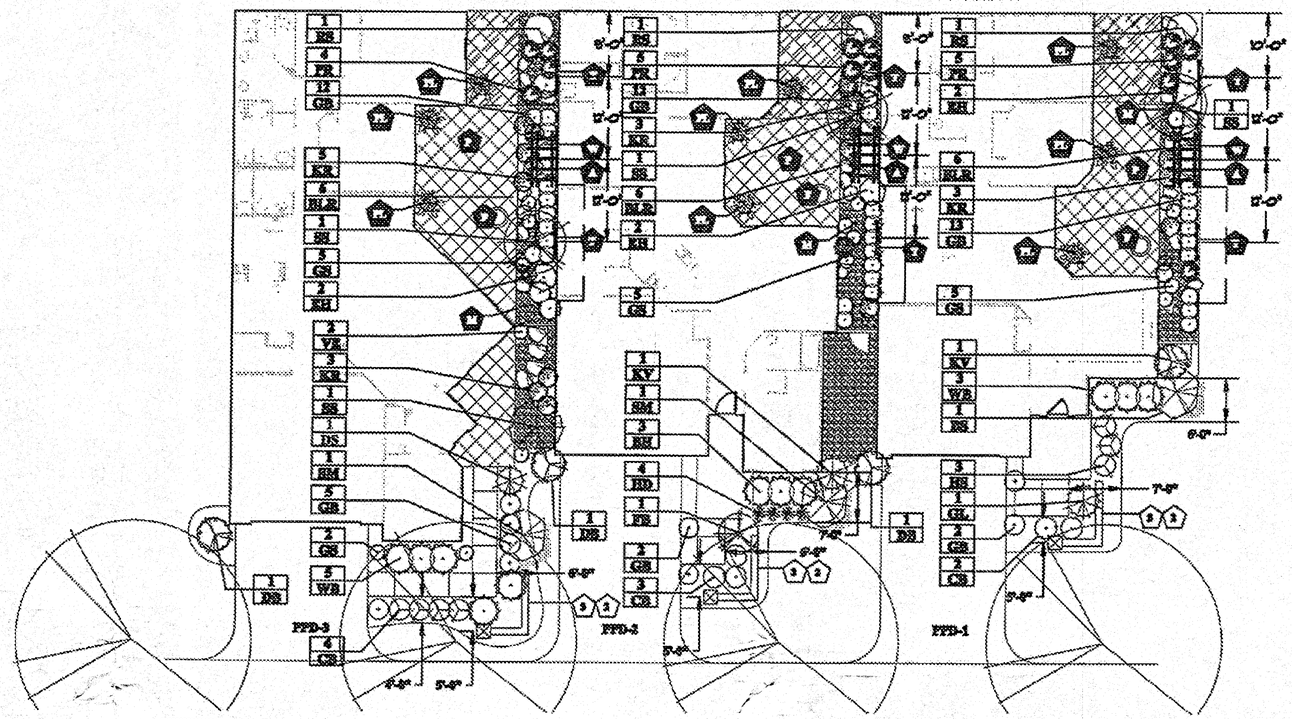
KEYNOTES
FRONT LANDSCAPE PACKAGE OPTIONS

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.

3. PRECAST STONE COLUMN, MFG. BY UNILOCK-BRUSSELS DIMENSIONAL STONE COLOR TO BE DETERMINED 36" HT. X 20" SQ. & 26" HT. X 14" L. PRECAST STONE WALL MFG. BY UNILOCK-BRUSSELS DIMENSIONAL STONE. COLOR TO BE DETERMINED



A TYPICAL UNIT LANDSCAPE PLAN

SCALE: 1"=10'

KEYNOTES
REAR LANDSCAPE PACKAGE OPTIONS

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

M. DECORATIVE GRAVEL
- ☐ A. RIVER WASH ROCK BED

P. PAVER PATIO
- ☐ A. VINTAGE EARTH BLEND
- ☐ B. VINTAGE FLAGESTONE BLEND

W. WATER FOUNTAIN
- ☐ A. ANDALUSIA FOUNTAIN
- ☐ B. COMPANIA MODERNE FOUNTAIN

F. NATURAL GAS BURNING FIREPIT
- ☐ 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
- (1) 17" DEVONSHIRE PLANTER
- (1) 29" DEVONSHIRE PLANTER

LL. (8) LOW VOLTAGE LIGHTS
- ☐ SPOT LIGHTS
- ☐ PATH LIGHTS
- (1) TRANSFORMER

FRONT YARD PLANT LIST				
CODE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ORNAMENTAL TREES				
BS	SHUBERT CHERRY	PRUNUS VIRGINIANA 'SHUBERT CHERRY/ CANADA RED'	2" CAL.	BB
SM	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	2" CAL.	BB
DECIDUOUS SHRUBS				
DB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	30" SP.	BB
KV	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII 'CAYUGA'	30" SP.	BB
FB	FERNLEAF BUCKTHORN	RHAMNUS FRANGULA 'ASPLENIFOLIA'	4'-5' HT.	BB
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
GB	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	18" SP.	BB
GL	GLOBE BLUE SPRUCE ON STANDARD	PICEA PUNGENS 'GLOBOSA'	24" HT.	BB
PERENNIALS/ GRASSES				
HD	HAPPY RETURNS DAYLILLY	HEMEROCALLIS 'HAPPY RETURNS' YELLOW DAYLILLY	1 GAL.	CONT.

REAR YARD PLANT LIST				
CODE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ORNAMENTAL TREES				
SS	SHADELOW SERVICEBERRY	AMELANCHER	2" CAL.	BB
LARGE DECIDUOUS SHRUBS				
RS	ROSE OF SHARRON	ROSA HIBISCUS SYRIACUS	5' HT	BB
DECIDUOUS SHRUBS				
GS	GOLD MOUND SPIRAEA	SPIRAEA BUMALDA 'GOLD MOUND'	18" SP.	CONT.
BH	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'ALL SUMMER BEAUTY'	30" SP.	CONT.
KR	KNOCKOUT ROSE	ROSA 'KNOCKOUT' KNOCKOUT SHRUB ROSE	18" SP.	CONT.
PR	PIM RHODODENDRON	RHODODENDRON P.J.M. RHODODENDRON	30" SP.	BB
EVERGREEN SHRUBS				
GB	GREEN VELVET BOXWOOD	BUXUS SINICA INSULARIS 'GREEN VELVET'	18" SP.	BB
PERENNIALS/ GRASSES/ FEATURES				
MT	MYRTLE	VINCA MINOR MYRTLE		FLAT
DG	DECORATIVE GRAVEL			
DRR	DECORATIVE RIVER ROCK			
BLR	BOULDER			

Prepared For:

EPCON Communities

Revisions:

E. BRELSFORD	02.18.08
B. THORNTON	02.26.08
B. THORNTON	02.28.08
B. THORNTON	04.28.08
B. THORNTON	05.07.08
B. THORNTON	05.27.08
E. BRELSFORD	06.10.08

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- PRELIMINARY DRAWING
- DESIGN DEVELOPMENT
- CONSTRUCTION DRAWING

PROJECT:

EPCON COMMUNITIES

DETACHED CONDOMINIUMS

BLENDON GARDENS
landscape • design • installation
9590 South Old State Road
Lewis Center, Ohio 43035
Phone: (614) 846-8508 Fax: (614) 848-8504
www.blendongardens.com

DATE: 01-28-2008

DRAWN BY: EVERETT BRELSFORD

CHECKED BY: BRIAN THORNTON

PROJECT NUMBER:

SHEET: SL-1

KEYNOTES
FRONT LANDSCAPE PACKAGE OPTIONS

1. PRECAST STONE COLUMN, MFG. BY UNILOCK-BRUSSELS DIMENSIONAL STONE COLOR TO BE DETERMINED 36" HT. X 29" SQ.

2. PRECAST STONE COLUMN, MFG. BY UNILOCK-BRUSSELS DIMENSIONAL STONE COLOR TO BE DETERMINED 36" HT. X 29" SQ. & (6) GREEN VELVET BOXWOOD THIMMED INTO HEDGE.

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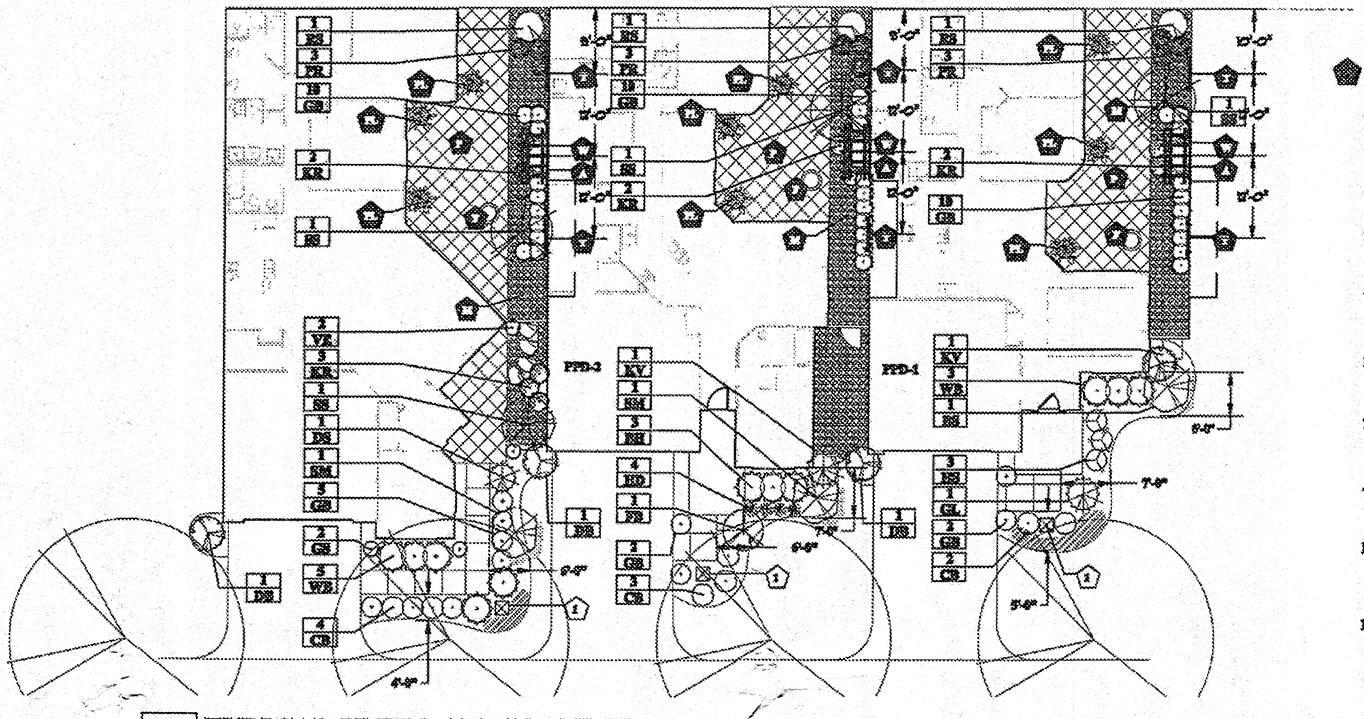

KEYNOTES
REAR LANDSCAPE PACKAGE OPTIONS

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

M. DECORATIVE GRAVEL
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F. NATURAL GAS BURNING FIREPIT
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T. TRELLIS PACKAGE (TYP. OF 2) W/ VINE
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- ☐ A. FOUR POST ARBOR (86"h. x 59"w. x 23"d.)

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- (1) 30" DEVONSHIRE PLANTER

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- ☐ SPOT LIGHTS
- ☐ PATH LIGHTS
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B TYPICAL UNIT LANDSCAPE PLAN

SCALE: 1"=10'

0 10 20

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CODE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ORNAMENTAL TREES				
BS	SHUBERT CHERRY	PRUNUS VIRGINIANA 'SHUBERT CHERRY/ CANADA RED'	2" CAL.	BB
SM	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	2" CAL.	BB
DECIDUOUS SHRUBS				
DB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	30" SP.	BB
KV	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII 'CAYUGA'	30" SP.	BB
FB	FERNLEAF BUCKTHORN	RHAMNUS FRANGULA 'ASPLENIFOLIA'	4'-5' HT.	BB
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GS	GOLD MOUND SPIRAEA	SPIRAEA BUMALDA 'GOLD MOUND'	18" SP.	CONT.
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DG	DECORATIVE GRAVEL			
DRR	DECORATIVE RIVER ROCK			
BLR	BOULDER			

Prepared For:

EPCON Communities

Revisions:

E. BEELSFORD	02.18.08
B. THORNTON	02.26.08
B. THORNTON	02.28.08
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PRELIMINARY DRAWING
DESIGN DEVELOPMENT
CONSTRUCTION DRAWING

EPCON COMMUNITIES

DETACHED CONDOMINIUMS

PREPARED:

BLENDON GARDENS
landscape • design • installation
9590 South Old State Road
Lewis Center, Ohio 43035
Phone: (614) 840-8500 Fax: (614) 840-8504
www.blendongardens.com

DATE: 01-28-2015

DRAWN BY: EVERETT BEELSFORD

CHECKED BY: BRIAN THORNTON

PROJECT NUMBER:

SHEET:

SL-2

KEYNOTES
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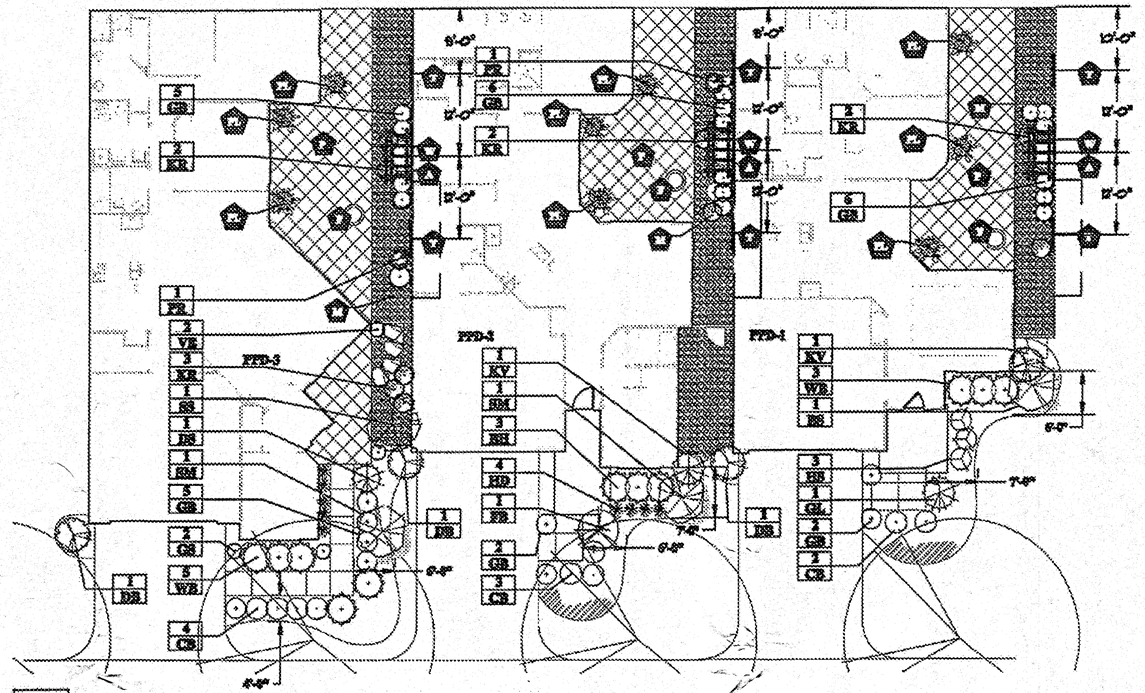

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SCALE: 1"=10'

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MT	MYRTLE	VINCA MINOR MYRTLE		FLAT
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Prepared For:

EPCON Communities

Revisions:
E. BRELSFORD 02.18.08
B. THORNTON 02.26.08
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▨ DESIGN DEVELOPMENT
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DATE: 01-28-2013

DRAWN BY: EVERETT BRELSFORD

CHECKED BY: BRIAN THORNTON

PROJECT NUMBER:

SHEET: SL-3

EMH&T
Engineers, Surveyors, Planners, Scientists
emht.com

RECEIVED
JAN 28 2015
GC PLANNING COMMISSION

January 28, 2015

Mr. Joel Rhoades
EPCON Communities, Inc.
500 Stonehenge Pkwy
Dublin, Ohio 43017

Subject: The Courtyards on Hoover
Revised Trip Generation Memo

Dear Mr. Rhoades,

As requested, EMH&T has prepared a revised trip generation analysis for The Courtyards on Hoover, a planned community located on the west side of Hoover Road just north of Orders Road in Grove City, Ohio.

The development is planned to consist of 44 detached and 20 attached condominium homes designed and marketed to attract a unique clientele. Site generated trip ends were forecast using data and methodology contained in Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012). Daily, morning and afternoon peak hour traffic volumes were estimated using trip generation rates published for ITE land use code 251, Senior Adult Housing-Detached and code 252, Senior Adult Housing-Attached. As shown in **Table 1** below, the proposed development is expected to generate 14 external trips in the morning peak hour (5 entering, 9 exiting) and 29 external trips in the afternoon peak hour (18 entering, 11 exiting). The 298 daily trips equate to 4.7 trips per unit per day, which is consistent with a previous study of EPCON communities which showed that the communities generate at a rate of 4.9 trips per unit per day.

Table 1 - Trip Generation – Senior Adult Housing

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Senior Adult Housing (Detached) (Use for Condo Communities)	44 units	251	ADT	Ln(T)=0.89Ln(x)+2.06	228	114	114
			AM Peak	T=0.22(x)	10	4	6
			PM Peak	Ln(T)=0.75Ln(x)+0.35	24	15	9
Senior Adult Housing (Attached) (Use for Apartment Communities)	20 units	252	ADT	Average Rate=3.44	70	35	35
			AM Peak	Average Rate=0.19	4	1	3
			PM Peak	Average Rate=0.23	5	3	2

Trips generated by the proposed 64 total units of senior housing were also compared to what could be generated if the site were developed with 40 single-family homes (per R1 zoning), as illustrated in **Table 2** below. The comparison of trip generation estimates indicates the proposed development is expected to generate fewer peak hour trips and result in lower daily traffic generation than would be generated by a traditional single-family neighborhood.

Table 2 - Trip Generation – Single Family Detached Housing

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Single Family - Detached	40 units	210	ADT	Ln(T)=0.92Ln(x)+2.72	452	226	226
			AM Peak	T=0.70(x)+9.74	38	10	28
			PM Peak	Ln(T)=0.90Ln(x)+0.51	46	29	17

In summary, this comparison indicates that traffic resulting from EPCON's proposed 64 total condominium homes (44 detached, 20 attached) targeted at the "Empty Nester" market is projected to total 298 trips per day compared to 452 trips per day that would be expected if 40 single-family homes (per R1 zoning) were constructed on this site. EPCON's proposed development will generate approximately 34% less traffic than the potential 40 single-family homes under R1 zoning on a daily basis.

Should questions or comments arise or if I may be of further assistance in this matter, please contact me directly at (614) 775-4650.

Sincerely,

Douglas A. Bender, PE, PTOE
Senior Traffic Engineer

Cc: Chris Mann, EMH&T

EMH&T
Engineers, Surveyors, Planners, Scientists

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:

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.

EMH&T
Engineers, Surveyors, Planners, Scientists

Utility Feasibility Summary

The Courtyards at Hoover

City of Grove City, Jackson Township, Franklin County
09/04/14

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 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.

J:\20141236\Correspondence\Memos\2014-09-04.20141236.UtilitySummary.Memo.docx

American Electric Power
Columbus Region
Job Tech Center D
Gahanna, OH 43230 6605

AMERICAN ELECTRIC POWER

August 29, 2014

Mr. Todd Pomorski, P.E.
EPCON Communities
500 Stonehenge Parkway
Dublin, OH 43017

RE: AVAILABILITY OF ELECTRICAL SERVICE

Hoover Road

Dear Mr. Pomorski:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project, a residential development which will consist of approximately 69 units on a (+/-) 19.55 acre site, is located on the west side of Hoover Road between Orders Road and Hoover Crossing Way, Jackson Township, Franklin County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Gary D. Hays, P.E.
Supervisor Customer Design

at&t

111 N 4th Street

Columbus, OH 43215

08/29/2014

Todd Pomorski

Epon Communities

500 Stonehenge Parkway

Dublin, Ohio 43017 614.496.5767

Dear Todd,

AT&T Ohio is a local exchange carrier authorized to do business in Ohio and providing services in (Grove City. AT&T Ohio will provide services to the proposed 4883 Hoover Road in accord with the provisions of it tariffs on file with the ICC, PUCO, etc. or pursuant to negotiated private arrangements, if applicable.

If you require further information on the terms and conditions of service availability to the property, please contact me at (614) 223-5416.

Sincerely,

Trish Baker, AT&T

Trish Baker

Engineer/AT&T Engineering

New Business Team
200 Civic Center Dr.
Columbus, OH 43215

Columbia Gas of Ohio
A NiSource Company

August 15, 2014

Epcon Communities
500 Stonehenge Parkway
Dublin, Ohio 43017
Attn: Todd Pomorski

Re: Epcon Project on Hoover Rd. North of Orders Road, Grove City, Ohio

Thank you for your interest in clean, efficient natural gas. This letter is to confirm that we do have facilities available in the vicinity of Hoover Road just north of Orders Road in Grove City. Once mechanical drawings are available, please forward them to my attention so that we may complete our feasibility study; as well as determine any costs that may be required.

If you have any questions regarding availability or how it is determined, please feel free to contact me. I look forward to partnering with you on this and future projects.

Sincerely,

Donna Young

Donna Young
New Business Representative Development Manager
Columbia Gas of Ohio, Inc.
614-460-5416

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 shall 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 Final 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, and lighting fixtures will be no taller than fourteen feet (14'). The final details for lighting fixtures and locations will be approved with the final development plan.

   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 be 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 residential. Acceptable separation shall be provided from Hoover Road.

1. In areas determined during the development plan review and construction process 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 of screening and buffering in accordance with Section 1136.07.

2. Existing healthy trees located within fifteen (15') 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.

3. Perimeter screening in areas near and around dwellings (but not along public rights-of-way or adjacent to neighboring development's open space) shall include a combination of evergreen and deciduous trees and shrubs as shown on the Final Development Plan, to an opacity of not less than eighty percent (80%), measured when plants are in leaf. Percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.

    a. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot (1') of the ground or eight feet (8') above finished grade.

    b. Plants shall be selected to achieve the height and opacity specified herein within five (5) years of installation and shall be not less than eight feet (8') for evergreens, two and one-half inches (2.5") caliper for deciduous and forty-two inches (42") for shrubs at the time of installation.

iii. Three (3) trees shall be provided per residential unit. One (1) shade tree shall be provided between the street and the front of each residential unit to function as a street tree. One (1) 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. At a minimum, shade trees and ornamental trees shall be two inch (2") caliper at installation.

iv. A tree survey shall be provided showing all trees six inch (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 fill within this area 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 (9 spaces) and at other locations (11 spaces) as shown on the Final 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. These "No Parking" signs will be decorative and details for these signs will be approved as part of the final development plan.

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 thirty-five foot (35') building and parking setback from the property boundary.

ii. Building setbacks for all structures shall be a minimum of twenty feet (20') measured from the face of the garage to the back of curb of the private street. For all structures with two frontages, the side setback shall be a minimum of ten feet (10') measured from the back of curb of the private street to the closest point of the structure.

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 above grade.