

Attn: Kimberly Shields, Grove City Development Department

From: Phil Moorehead, Faris Planning & Design

Re: Application #201506010036 -Village Communities responses to Staff Report dated June 15, 2015 for The Village at Gantz Meadows Final Development Plan application

Cc: Joe Thomas, - Village Communities
Jill Tangeman - Vorys, Sater, Seymour & Pease
Chad Buckley - Civil & Environmental Consultants
David Efaw – Red Architecture + Planning

The following is the list of comments/recommendations from the City of Grove City. Village Communities has provided a response to each item in an effort to respond or more clearly identify the concerns of the City.

Development Department (Kimberly Shields, 614-277-3007)

1. Based on the number of dwelling units proposed, 2.5 acres of open space is required in the development, per Section 1101.09 and the zoning text for the development. The 4.28 acres of open space shown on plans was calculated as any space not covered by a building or a road or driveway. Section 1101.09 requires that open space be exclusive of any landscape area without recreational amenities (including buffer landscaping adjacent to roads). Furthermore, stormwater retention areas cannot constitute more than 15% of the open space. The open space total and areas noted on Exhibit B (Final Development Plan) should be adjusted accordingly.

RESPONSE: Open space was recalculated and itemized, pond accounts for 9.1% of total.

2. Details should be submitted for the proposed 6' vinyl privacy fencing. Fencing should be white to match the three and four rail decorative fencing used elsewhere on the site.

RESPONSE: The 6' White Vinyl Privacy Fence detail was added to Exhibit C-5.

3. Elevations should be submitted for the proposed cabana. The architecture of the cabana should match the character of the primary structures (dimensional shingles, brick or stone, natural earth tones).

RESPONSE: Elevations of the cabana have been included. Please refer to Exhibit G-3.

4. An 8.5x11" exterior material detail sheet should be submitted outlining the color and manufacturer of all proposed exterior materials.

RESPONSE: An exterior material detail sheet has been included. Please refer to Exhibit G-4.

Building Division (Laura Scott, 614-277-3086)

No comments received

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

5. 1136.08: Screening of Service Structures- there needs a note stating that all service structures shall be screened per 1136.08

RESPONSE: A note has been added to exhibits B, C-1, C-2, and C-3 noting that all service structures shall be screened per code 1136.08.

6. 1136.10: Preservation of Existing Streets during Construction-there needs to be a preservation plan for the trees that are to remain during the construction process

RESPONSE: A Tree Preservation Plan was added to show existing trees and trees to remain during construction. Please refer to Exhibit E.

Service Department (Cindi Fitzpatrick, 614-277-1110)

No comments received

Engineering, EMH&T (Erik Meininger, 614-775-4436)

7. Label the existing street right-of-way for Home Road as "Varies" per Development Plan Application Checklist Item 6.

RESPONSE: The existing right-of-way for Home Road has been labeled on the Utility Plan.

8. State the pavement width of Home Road on the Development Plan per Development Plan Application Checklist Item 7.

RESPONSE: The pavement width of Home Road has been labeled on the Utility Plan.

9. Show the location of mechanical equipment to be located on the exterior of buildings per the Development Plan Application Checklist Item 15.

RESPONSE: Mechanical equipment locations on the outsides of the buildings have been labeled on the development plan.

10. Label the grades of all gravity pipes per Development Plan Application Checklist Item 16.

RESPONSE: The grades of all gravity pipes have been added to the pipe labels.

11. Provide size of water and sanitary service lines, meters, size of meters, etc., on the plan per Development Plan Application Checklist Items 16 & 17.

RESPONSE: Water meter, service, and sanitary service sizes have been added to the plans.

12. Itemize the number of living units by number of bedrooms Development Plan Application Checklist Item 29.

RESPONSE: The living units have been broken down by number of bedrooms in the development plans.

13. Submit a signed development plan per the requirements of the Development Plan Application Checklist Item 33.

RESPONSE: An engineer's signature and stamp has been added to the plans.

14. Design of stormwater collection system from the roofs of the proposed structures must allow for water to flow directly to the storm system and not into the yards. Please provide additional information to confirm that roof drains will connect to the storm sewer system (Per the original comments on the site, see Grove City Planning Commission Meeting Minutes from 6/28/2005).

RESPONSE: Roof drains have been shown on the utility plan connecting directly to the storm water system.

15. Submit a stormwater management plan that documents how the proposed development will comply with the City's stormwater detention and post-construction water quality requirements with the construction plan.

RESPONSE: A stormwater management plan will be submitted with the final construction drawings.

16. The 4 foot minimum height mound shown on Exhibit B on the east side of the property does not match the grading plan on Exhibit F-2.

RESPONSE: The 4 foot high mound has been made to match on each exhibit.

17. Show the preservation easement on the plan, as proposed in the Development Text Section 4 (j)(i)(2).

RESPONSE: The 10' preservation easement has been added to the plans.

18. Provide legal description of the proposed sanitary sewer easement with the detailed engineering/construction plan submittal.

RESPONSE: Legal descriptions and exhibits for the sanitary sewer easements will be submitted with the final construction drawings.

Grove City Division of Police (Jeff Pearson, 614-277-1709)

No comments received

Jackson Township Fire Department (Tammy Green, 614-945-5043)

No comments received

The Village at Gantz Meadows

Development Narrative

6-24-2015

Developer: Village at Gantz Meadows, LLC

Existing Land Use: Residential-Vacant

Proposed Land Use: PUD-R

The property that is proposed to be developed is located north of Home Road, West of Gantz Road, and East of McComb Road E.

The site itself is approximately 9.051 acres, and is currently vacant. The site contains concrete pads and access drives of former structures, as well as two existing ponds and vegetation.

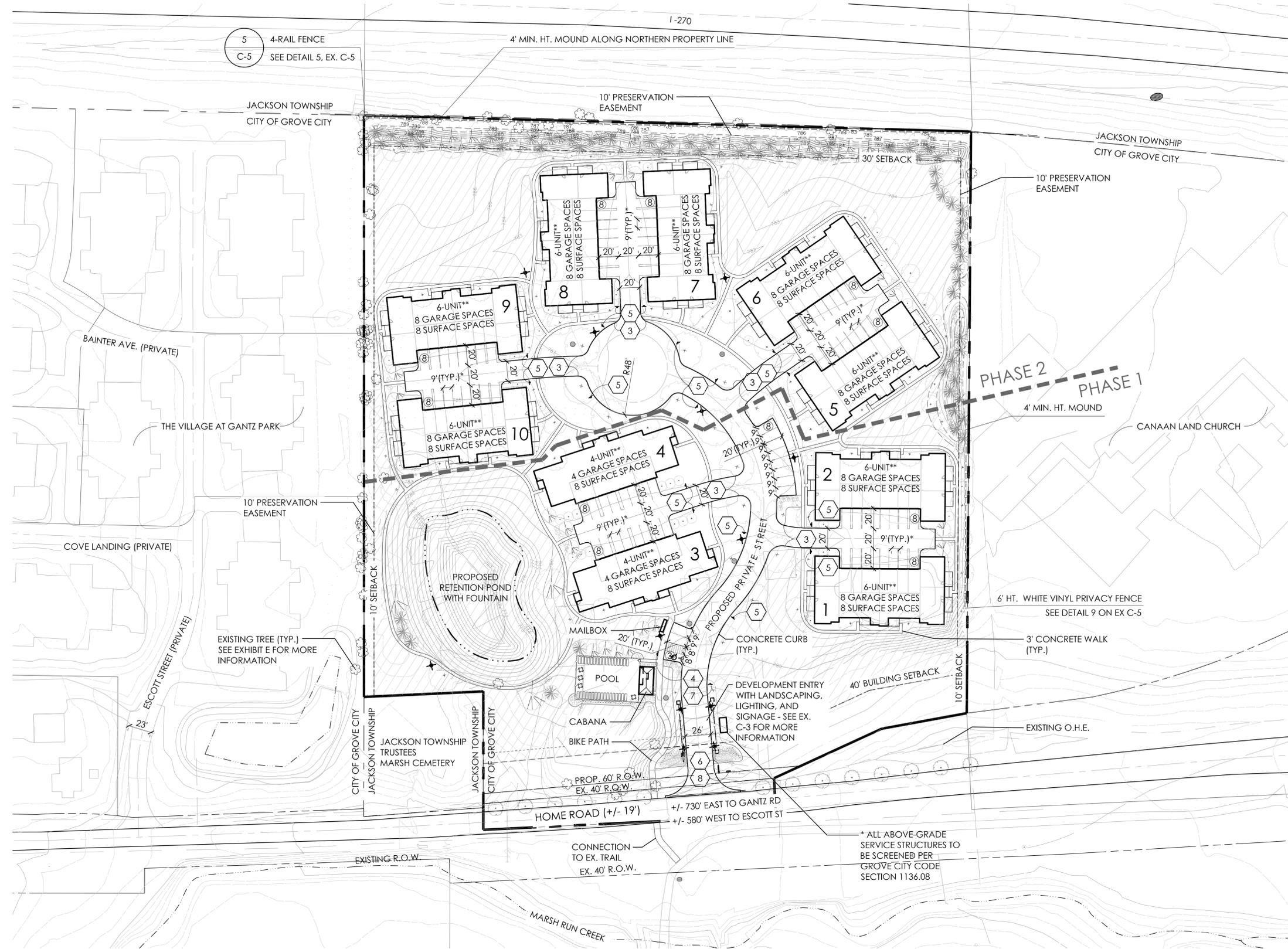
The proposed plan will have the main access from the site located on Home Road approximately 730' West of Gantz Road. This entry will be a focal point for and set the tone for the rest of the development. The existing structures and ponds will be demolished, but an effort will be made to preserve existing trees where possible.

A mixture of 4-unit and 6-unit attached condominium homes, a pool, and pool cabana shall be constructed in 2 Phases per the Final Development Plan (Exhibit B). There will be 56 units available (40 2 bedroom +16 1 bedroom). The price for the units will average \$150,000. Refer to Exhibit G-1 for proposed elevations/materials of the 6-Unit building, Exhibit G-2 for proposed elevations/materials of the 4-unit building, Exhibit G-3 for proposed elevations/materials of the pool cabana, and Exhibit G-4 for the exterior materials/colors detail sheet.

A pond fronting on Home Road will be constructed to provide an amenity and stormwater treatment/containment, and small greens and islands of open space within the development will be available for community use.

Rears of units adjacent the existing multi-family development to the West and Canaan Land Church to the East will be well screened per Grove City code to provide privacy for both buyers and adjacent property owners. Existing vegetation on the periphery of the site will be preserved to the best extent possible to give the property maturity from the first day of development.

Please see the accompanying proposed Zoning & Development Standards Text for more information.



SITE DATA

TOTAL ACRES	+/- 9.051 ACRES
TOTAL UNITS	16 (1-BEDROOM) 40 (2-BEDROOM)
DENSITY	+/- 6.19 D.U./AC.
REQUIRED PARKING RESIDENTIAL	112
PARKING PROVIDED (INCLUDES 72 GARAGE SPACES AND 91 SURFACE SPACES)	163

LOT COVERAGE

TOTAL SITE ACREAGE	+/- 9.051 ACRES
TOTAL LOT COVERAGE	+/- 3.45 AC. (38.1%)
BUILDING	+/- 1.8 AC. (19.9%)
ROAD/DRIVES	+/- 1.28 AC. (14.1%)
PEDESTRIAN/RECREATION	+/- 0.37 AC. (4.1%)
TOTAL LANDSCAPE/OPEN SPACE (POND AREA = .279 AC./9.1% OF OPEN SPACE)	+/- 3.06 AC. (33.8%)

DEVELOPMENT PHASING

DEVELOPMENT WILL BE COMPLETED IN TWO PHASES PER PLAN WITH CONSTRUCTION BEGINNING AT THE ENTRANCE ON HOME ROAD.

BUILDING SIZES

TYPE	SQUARE FOOTAGE
CLUBHOUSE	+/- 387 S.F.
4-UNIT BUILDING	+/- 6,606 S.F.
6-UNIT BUILDING	+/- 8,078 S.F.

- CONSTRUCTION NOTES:**
- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - 3 END CONCRETE CURB
 - 4 HANDICAP SIGN: SEE DETAIL #4, EXHIBIT C-4 FOR SIGNAGE DETAIL.
 - 5 NO PARKING SIGN: SEE DETAIL #1, EXHIBIT C-4 FOR SIGNAGE DETAIL.
 - 6 STREET SIGN: SEE DETAIL #2, EXHIBIT C-4 FOR SIGNAGE DETAIL.
 - 7 TRAFFIC SIGN: SEE DETAIL #3, EXHIBIT C-4 FOR SIGNAGE DETAIL.
 - 8 TEMPORARY REAL ESTATE SIGN: SEE DETAIL #5, EXHIBIT C-4

KEY

	OPEN SPACE
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NOTES

NO ON-STREET PARKING TO BE PERMITTED ON DRIVES LESS THAN 26' WIDE.

*PARKING STALLS ADJACENT TO UNITS NOT TO BE STRIPED - SHOWN TO ILLUSTRATE CAPACITY AND CODE REQUIRED DIMENSIONS ONLY.

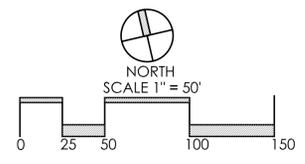
**INDIVIDUAL TRASH PICK-UP FOR ALL CONDOMINIUM UNITS.

FINAL DEVELOPMENT PLAN

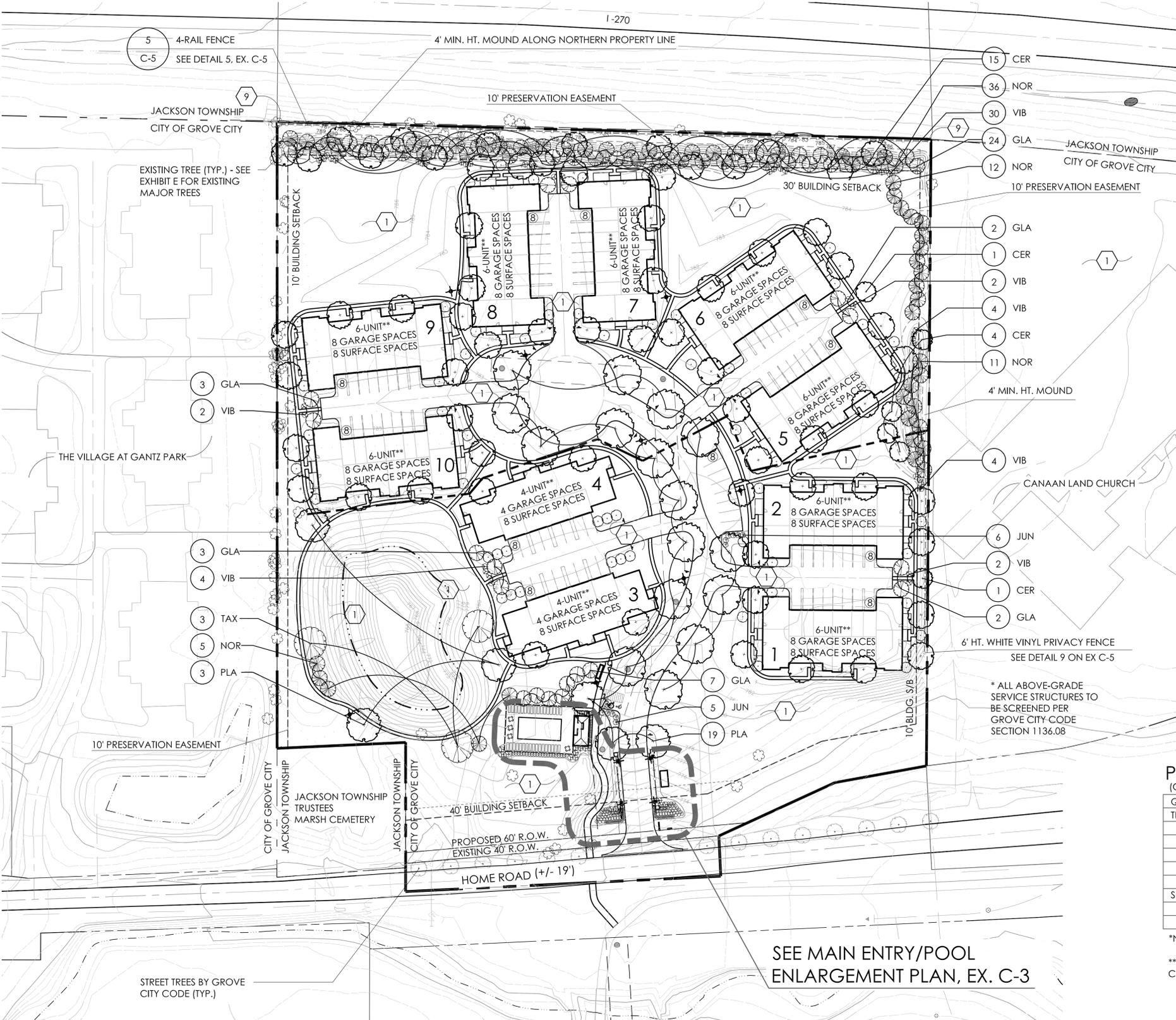
EXHIBIT B

THE VILLAGE AT GANTZ MEADOWS
 PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD. SUITE 101, WESTERVILLE, OH 43082
 DATE: 6/24/15

City Administrator _____
 Service Director _____
 Review for the City of _____
 Grove City _____
 Jackson _____
 Township Fire Department _____



Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com



LANDSCAPE REQUIREMENTS

UNCOMPLIMENTARY LAND USE BUFFER (EASTERN PROPERTY LINE)	REQUIRED	PROVIDED
CONTINUOUS 80% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND	80% OPAQUE SCREEN	COMBINATION 6' HT. EVERGREEN TREES, MOUND, AND 6' HT. SOLID FENCE

RESIDENTIAL REAR YARD ADJACENT I-270 - 591 L.F.	REQUIRED	PROVIDED
LANDSCAPE BUFFER CONSISTING OF A 30' SETBACK WITH A CONTINUOUS 4' MIN. HT. EARTHEN MOUND, A STAGGERED DOUBLE ROW OF 6' HT. EVERGREEN TREES AT 20' O.C., ONE 2" CAL. MIN. SMALL CLASS TREE AND TWO 18" HT. DECIDUOUS SHRUBS/40 L.F.	4' MIN. HT. MOUND 60 EV. TREES 15 DEC. TREES 30 DEC. SHRUBS	4-RAIL FENCE 4' MIN. HT. MOUND 60 EV. TREES 15 DEC. TREES 30 DEC. SHRUBS

WESTERN SIDE YARD PARKING REQUIREMENTS (COMPATIBLE) +/- 100' L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED. OR LRG. CLASS TREE AND TWO (2) 18" HGT. DECIDUOUS SHRUBS/40' L.F., OR ONE (1) 6' HT. EV. TREE/20 L.F. AND TWO (2) 18" HT. DEC. SHRUBS/40' L.F. OF PROPERTY LINE.	FIVE (5) 6' HT. EVERGREEN TREES + SIX (6) 18" HT. DEC. SHRUBS	FIVE (5) 6' HT. EVERGREEN TREES + SIX (6) 18" HT. DEC. SHRUBS

EASTERN SIDE YARD PARKING REQUIREMENTS (INCOMPATIBLE) +/- 160' L.F.	REQUIRED	PROVIDED
OPTION A: 20' MIN. SETBACK, 6' HT. SOLID FENCE OR 90% OPAQUE EV. SCREEN + ONE (1) 2" CAL. DEC. TREE, TWO (2) 6' HT. EV. TREES, AND TWO (2) 18" HT. DECIDUOUS SHRUBS FOR EVERY 40' L.F. OF PROPERTY LINE	6' FENCE/EV SCREEN. 4 EV. TREES 2 DEC. TREES 4 DEC. SHRUBS	6' FENCE/EV SCREEN. 4 EV. TREES 2 DEC. TREES 4 DEC. SHRUBS
OPTION B: 30' MIN. SETBACK, CONT. 4' MIN. HT. EARTHEN MOUND, 6' MIN. HT. EV. TREES @ 20' O.C., AND ONE (1) 2" CAL. DECIDUOUS TREE + TWO (2) 18" HT. DECIDUOUS SHRUBS FOR EVERY 40' L.F. OF PROPERTY LINE	4' MIN. HT. MOUND 8 EV. TREES 4 DEC. TREES 8 DEC. SHRUBS	4' MIN. HT. MOUND 8 EV. TREES 4 DEC. TREES 8 DEC. SHRUBS

INTERIOR VEHICULAR USE AREA	REQUIRED	PROVIDED
EACH PENINSULA, ISLAND, AISLE END ISLAND, OR PLANTING AREA IS TO CONTAIN AT LEAST ONE (1) 2" CAL. MED. OR LRG. SPECIES TREE	PER PLAN	PER PLAN

RETENTION AREA REQUIREMENTS - +/- 550 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED. OR LRG. SPECIES TREE FOR EVERY 50 L.F. OF RETENTION AREA PERIMETER, NO CLOSER THAN 20' FROM BANK. 6' HT. EV. TREES MAY BE SUBSTITUTED FOR UP TO 50% OF REQ.	ELEVEN (11) 2" CAL. DEC. TREES, OR FIVE (5) 6' HT. EV. TREES + SIX (6) 2" CAL. DEC. TREES	SIX (6) 2" CAL. DEC. TREES AND FIVE (5) 6' HT. EV. TREES

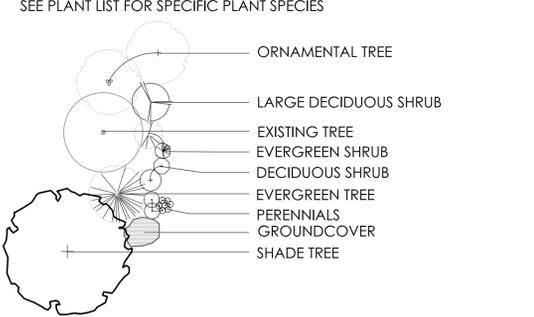
GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 8X8 END POST - SEE DETAIL #8, EXHIBIT C-5

PLANT KEY TYPICALS



PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
21	CER	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	
64	NOR	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	
41	GLA	PICEA GLAUCA	WHITE SPRUCE	6' HT.	B&B	
22	PLA	PLATANUS xACERFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	2" CAL.	B&B	
3	TAX	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	B&B	
SHRUBS						
48	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	18" HT.	B&B	
11	JUN	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	36" HT.	B&B	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

**ALL ABOVE-GRADE SERVICE STRUCTURES TO BE SCREENED PER GROVE CITY CODE SECTION 1136.08

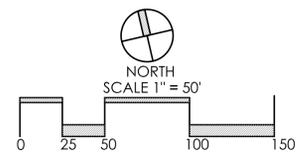
OVERALL LANDSCAPE PLAN

EXHIBIT C-1

THE VILLAGE AT GANTZ MEADOWS

PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD. SUITE 101, WESTERVILLE, OH 43082

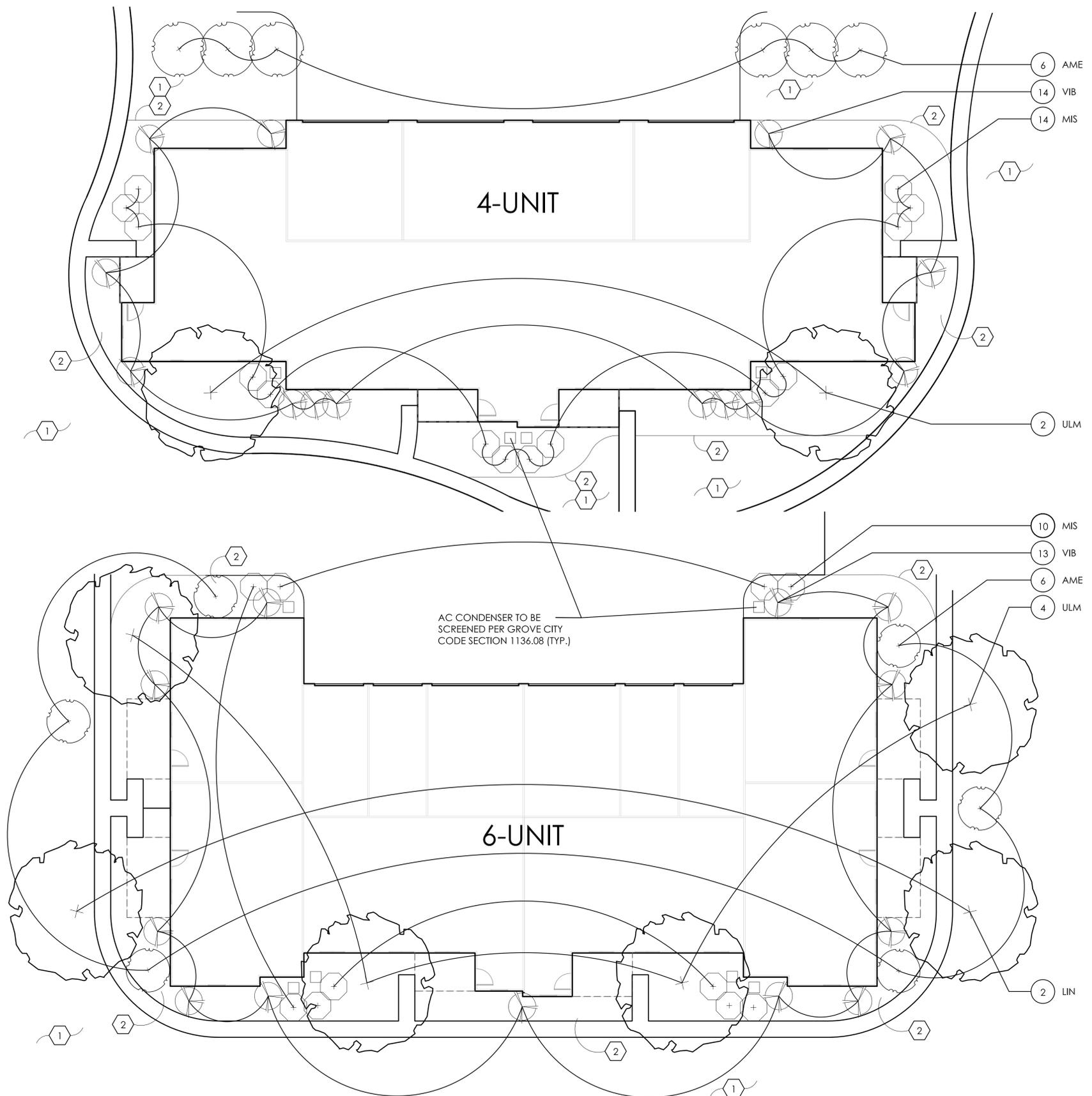
DATE: 6/24/15



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com



LANDSCAPE REQUIREMENTS

RESIDENTIAL PUD DISTRICT BLDG. PLANTING REQUIREMENTS	REQUIRED	PROVIDED
TWO 2" CAL. TREES PER DWELLING UNIT	TWO 2" CAL. TREES/DU	TWO 2" CAL. TREES/DU
1/3 OF THE FACADE FRONTING ON THE STREET OR VEHICULAR USE AREA IS TO BE LANDSCAPED ADJACENT TO THE FOUNDATION WITH A MIN. OF 5 SHRUBS OR OTHER ORNAMENTAL PLANTINGS WITH AN AVERAGE INITIAL HT. OF 24"	1/3 OF BLDG. FRONTAGE LANDSCAPED W/ MIN. 5 PLANTINGS @24" HT.	1/3 OF BLDG. FRONTAGE LANDSCAPED W/ MIN. 5 PLANTINGS @24" HT.

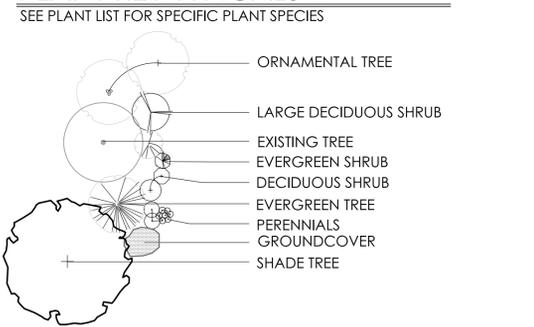
GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS



PLANT LIST: 4-UNIT

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	2" CAL.	B&B	TREE FORM
2	ULM	ULMUS x'FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
SHRUBS						
14	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
14	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO.2	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

PLANT LIST: 6-UNIT

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	2" CAL.	B&B	TREE FORM
2	LIN	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	B&B	
4	ULM	ULMUS x'FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
SHRUBS						
13	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
10	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO.2	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

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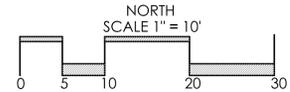
BUILDING TYPICAL LANDSCAPE PLAN

EXHIBIT C-2

THE VILLAGE AT GANTZ MEADOWS

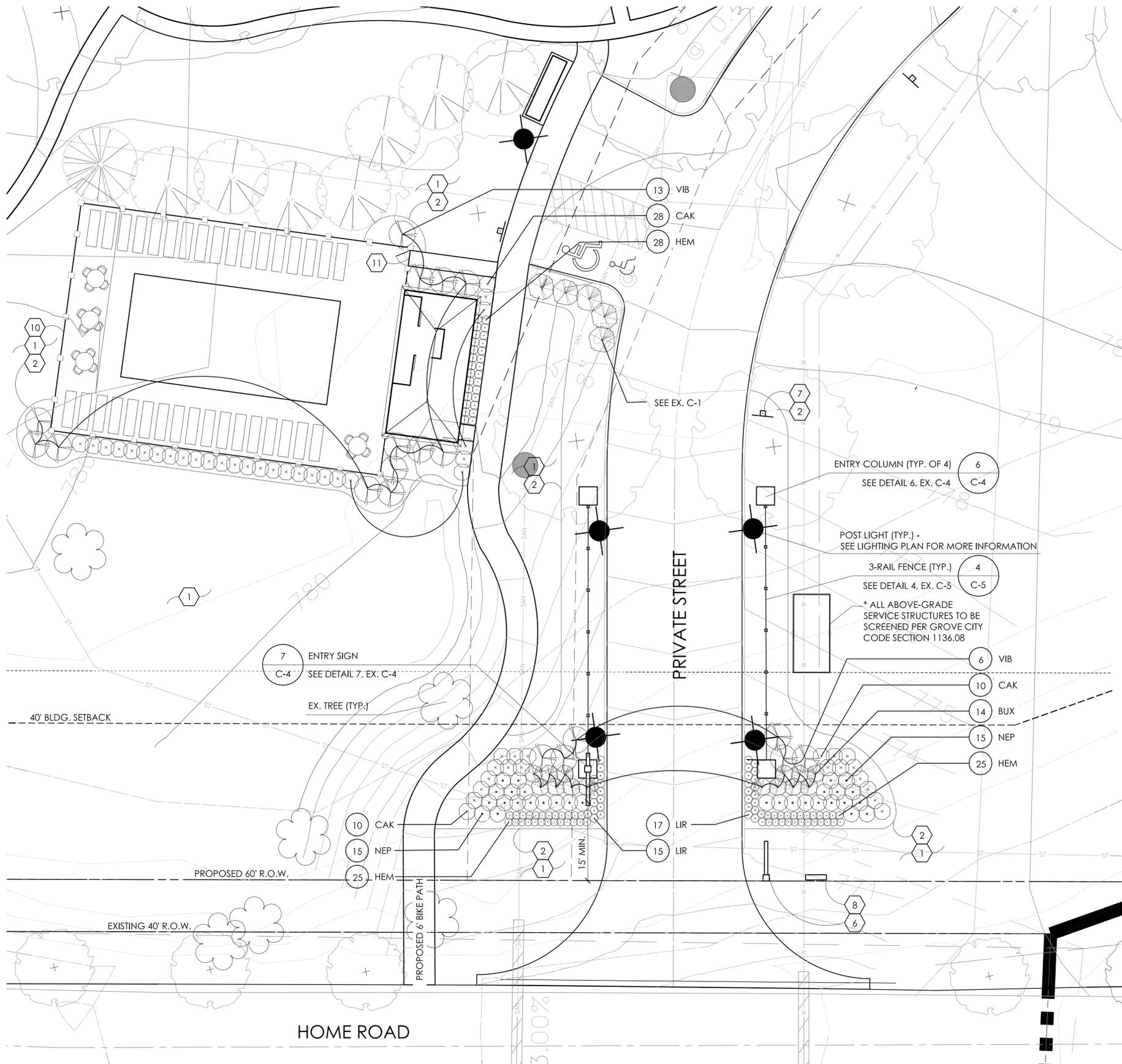
PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD. SUITE 101, WESTERVILLE, OH 43082

DATE: 6/24/15



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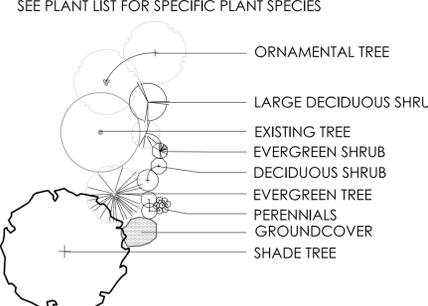
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2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
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CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
6. STREET SIGN: SEE DETAIL #2, EXHIBIT C-4 FOR SIGNAGE DETAIL.
7. TRAFFIC SIGN: SEE DETAIL #3, EXHIBIT C-4 FOR SIGNAGE DETAIL.
8. TEMPORARY REAL ESTATE SIGN: SEE DETAIL #5, EXHIBIT C-4
9. NOT USED
10. 5' HT. POOL FENCE - ALUMI-GUARD 3-CHANNEL MUNICIPAL SERIES IN BLACK OR OWNER-APPROVED EQUAL. SEE DETAIL #7, EXHIBIT C-5 FOR MORE INFORMATION.
11. 48" WIDE POOL GATE WITH SELF CLOSING HINGES AND MAGNETIC LATCH - ALUMI-GUARD 3-CHANNEL MUNICIPAL SERIES IN BLACK OR OWNER-APPROVED EQUAL - SEE DETAIL #6, EXHIBIT C-5 FOR MORE INFORMATION.

PLANT KEY TYPICALS



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
14	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT.	B&B	
19	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	36" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
48	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	NO.2	CONT.	
78	HEM	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	NO.1	CONT.	
32	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	NO.1	CONT.	
30	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO.1	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.
 **NOTE: ENTRY FEATURE LANDSCAPING TO BE FULLY IRRIGATED

MAIN ENTRY/POOL ENLARGEMENT LANDSCAPE PLAN

EXHIBIT C-3

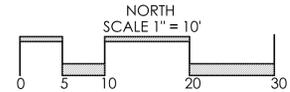
THE VILLAGE AT GANTZ MEADOWS

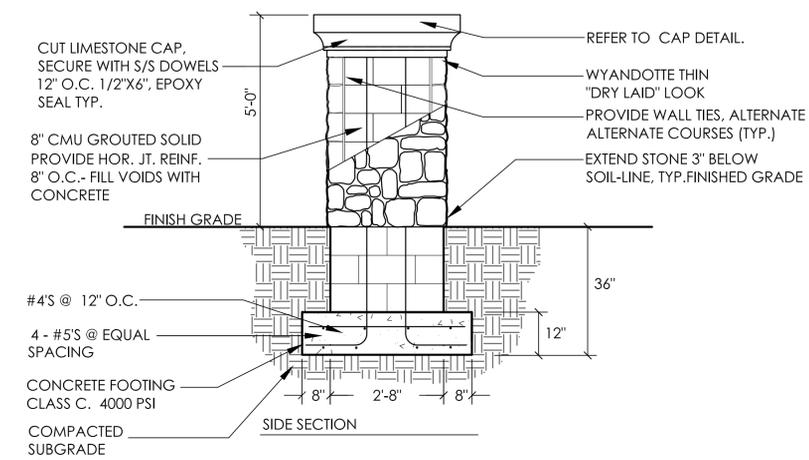
PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD. SUITE 101, WESTERVILLE, OH 43082

DATE: 6/24/15

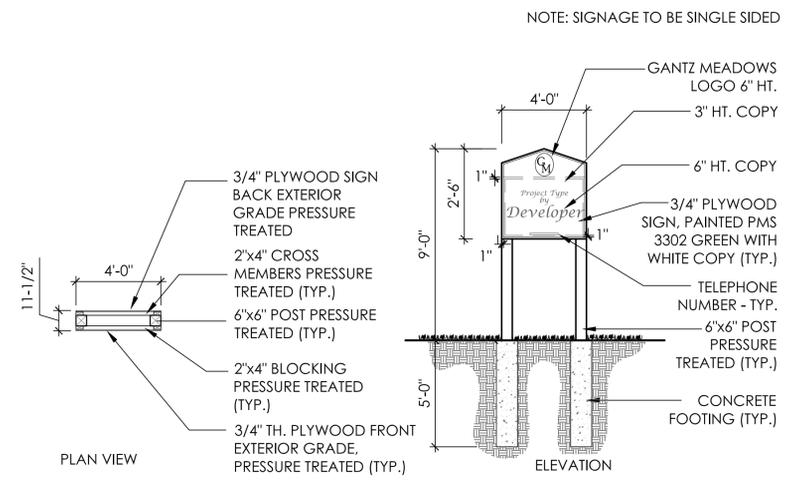
Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com





6 ENTRY COLUMN
SCALE: 1/2"=1'-0"



5 TEMPORARY SIGN DETAIL
N.T.S.

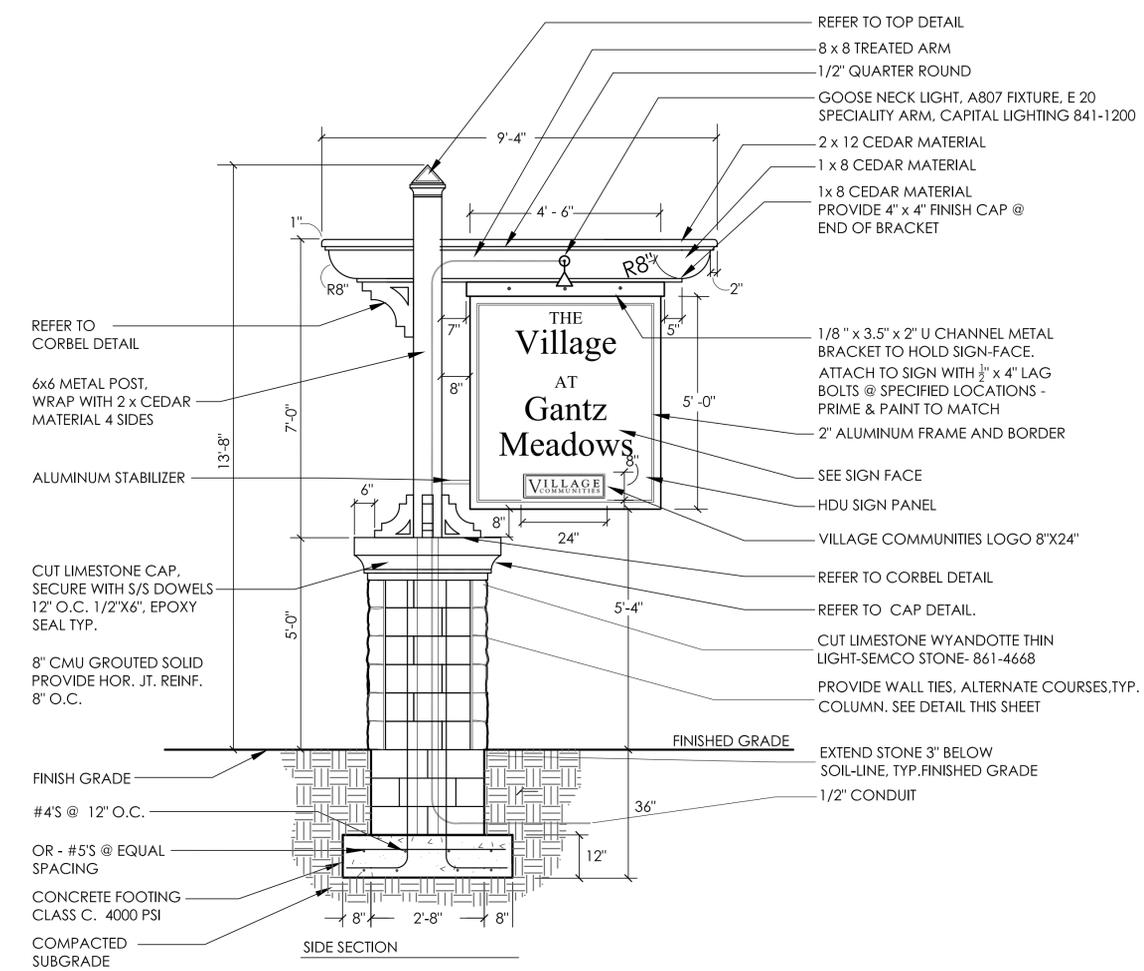


4 HANDICAPPED PARKING SIGN
N.T.S.



1 NO PARKING SIGN
N.T.S.

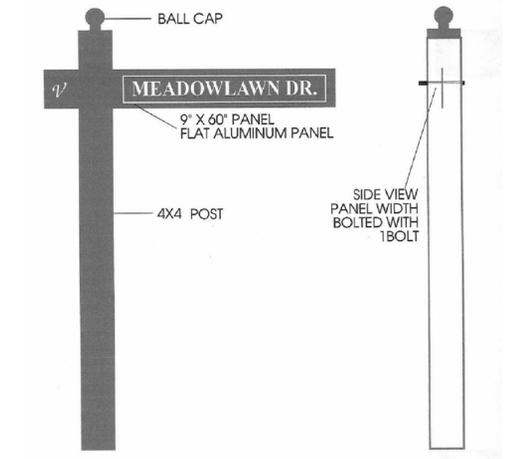
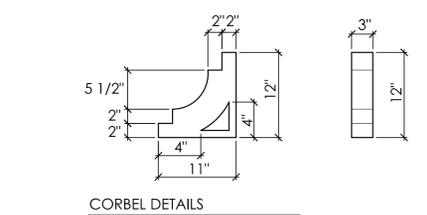
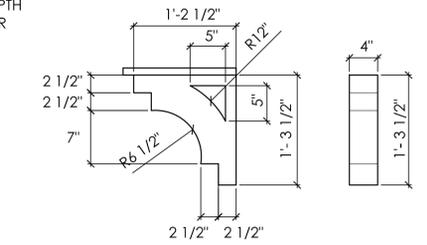
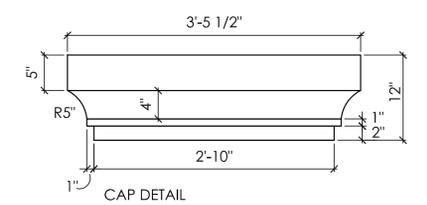
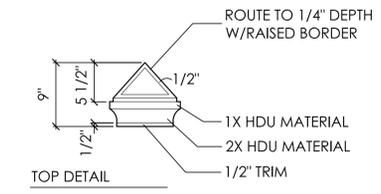
- **SIGNAGE NOTES**
1. ALL PAINTED BACKGROUNDS AND POSTS SHALL BE PMS 3302 GREEN.
 2. SUBMIT COLOR SAMPLE TO OWNER FOR FINAL APPROVAL.
 3. ALL WHITE TEXT AND BORDERS SHALL BE BRIGHT WHITE.
 4. ALL SIGN POSTS SHALL BE 4 X 4 ALUMINUM.
 5. ALL SIGN CAPS SHALL BE ALUMINUM.



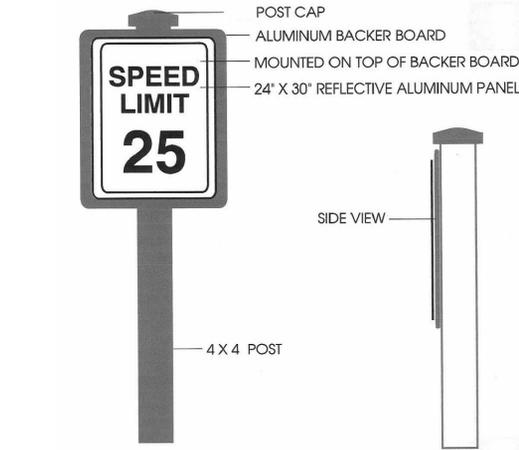
7 ENTRY SIGNAGE
N.T.S.

NOTES
SIGN SQUARE FOOTAGE: 22.5 S.F. EACH SIDE
HEIGHT TO TOP OF SIGN PANEL: 10.5'
SIGN IS DOUBLE SIDED

COLORS/GRAPHICS
-GRAPHICS PANEL BACKGROUND PMS 3302 GREEN W/ WHITE INSIDE BORDER-ALL COPY TO BE WHITE, SUBMIT COLOR SAMPLE FOR APPROVAL.
-"Village" TEXT - 8" COPY TIMES NEW ROMAN
-"Gantz Meadows" TEXT - 8" COPY TIMES NEW ROMAN
-SECONDARY TEXT - 4" COPY TIMES NEW ROMAN
-POST, ARM AND SIGN STRUCTURE OVERALL COLOR TO BE SELECTED BY OWNER.



2 STREET SIGN
N.T.S.



3 TRAFFIC SIGN
N.T.S.

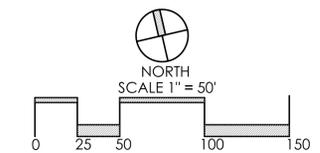
TYPICAL INTERIOR SIGNAGE & ENTRY SIGN DETAILS

EXHIBIT C-4

THE VILLAGE AT GANTZ MEADOWS

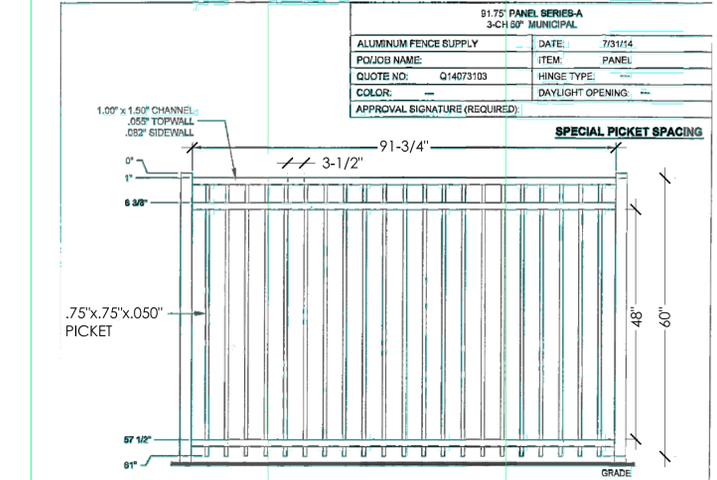
PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD. SUITE 101, WESTERVILLE, OH 43082

DATE: 6/24/15

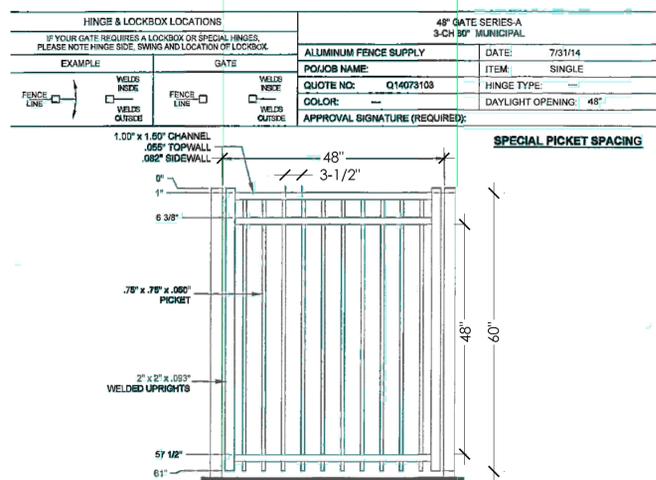


Faris Planning & Design

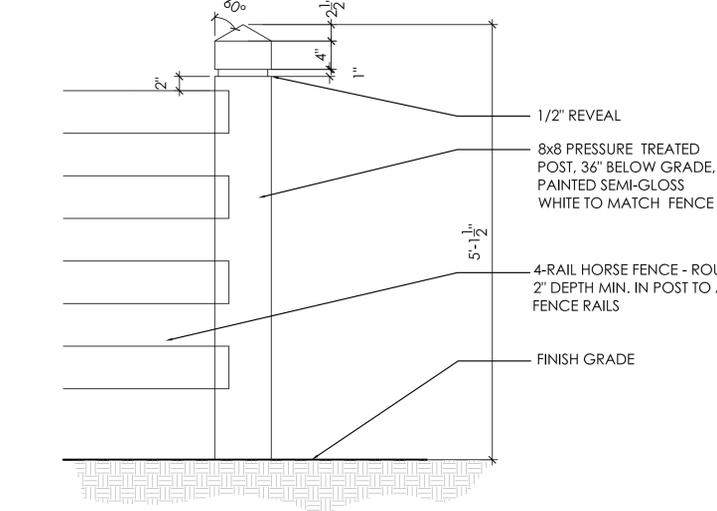
LAND PLANNING LANDSCAPE ARCHITECTURE
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p (614) 487-1964 www.farisplanninganddesign.com



7 POOL FENCE
SCALE: N.T.S.



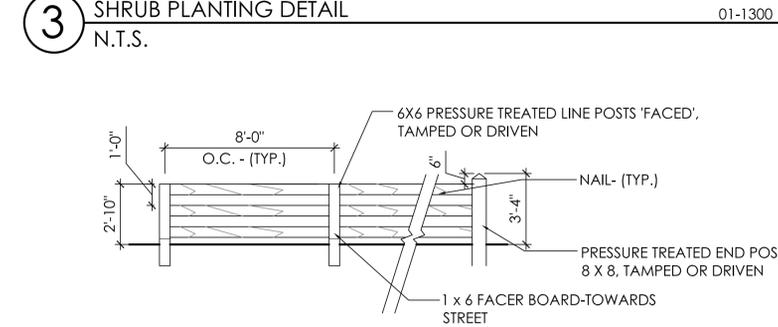
6 POOL GATE
SCALE: N.T.S.



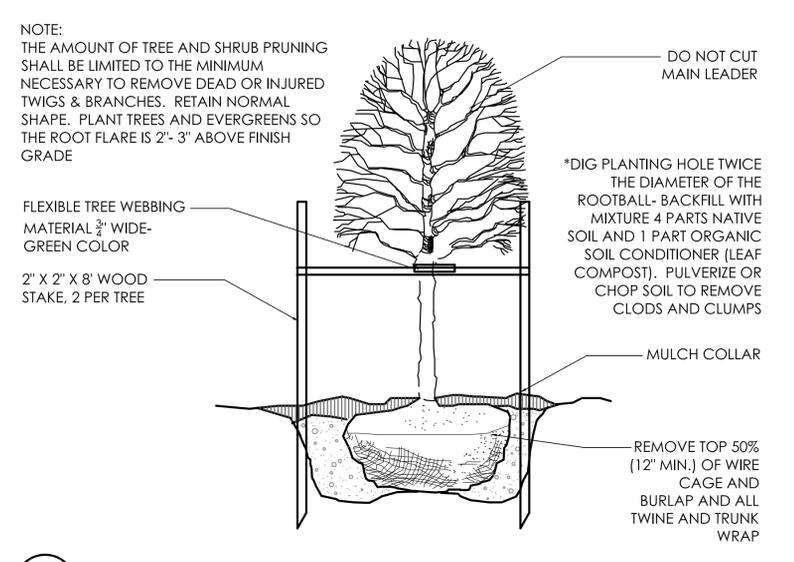
8 8' END POST
N.T.S.



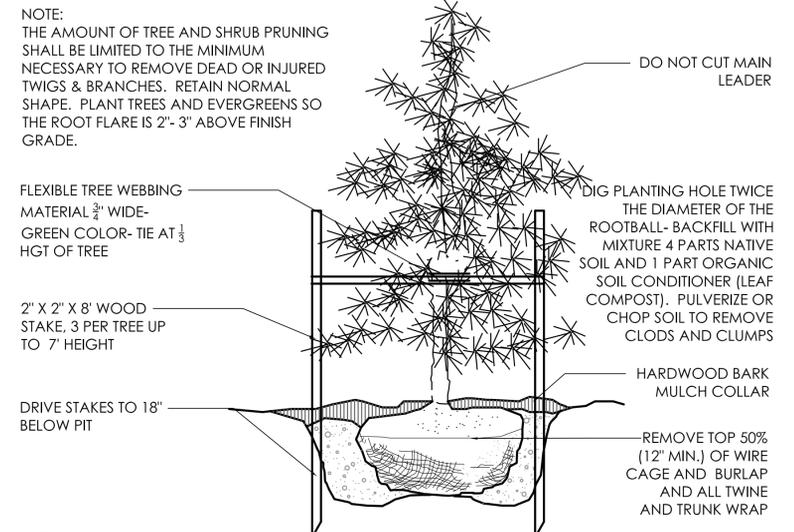
3 SHRUB PLANTING DETAIL
N.T.S.



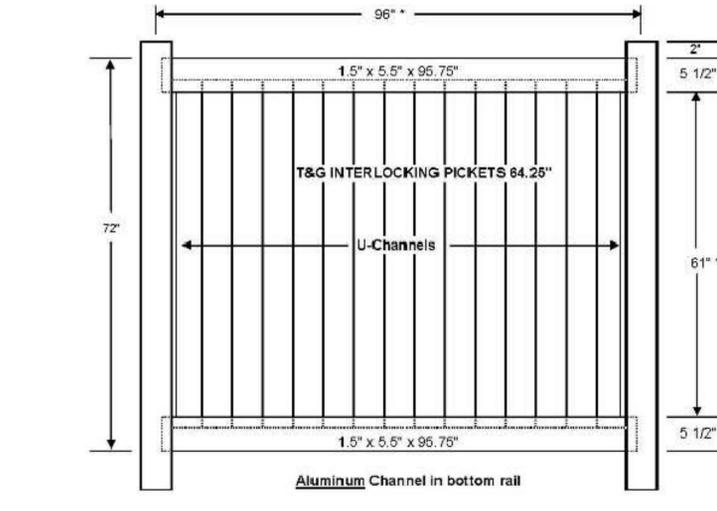
4 3 RAIL FENCE
N.T.S.



1 DECIDUOUS TREE
N.T.S.



2 EVERGREEN TREE UNDER 7' HGT.
N.T.S.



9 6' HGT. WHITE VINYL PRIVACY FENCE
SCALE: N.T.S.



5 4 RAIL FENCE
N.T.S.

LANDSCAPE DETAILS

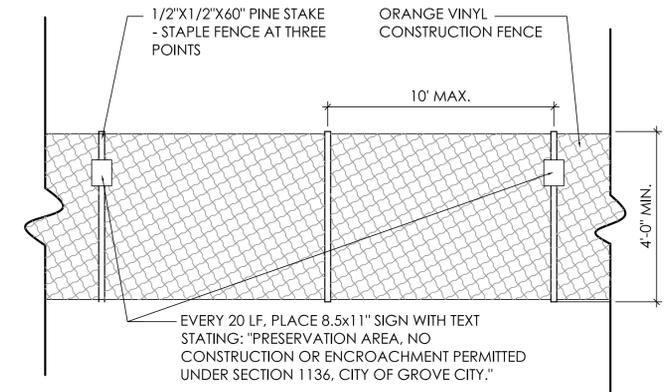
EXHIBIT C-5

THE VILLAGE AT GANTZ MEADOWS

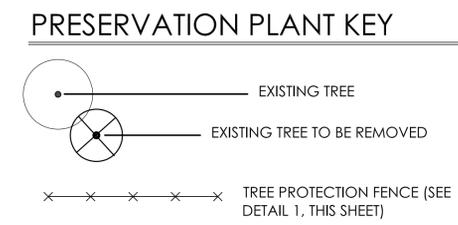
PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD. SUITE 101, WESTERVILLE, OH 43082
DATE: 6/24/15

NORTH
SCALE 1" = 50'

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243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com



1 TREE PROTECTION FENCE
N.T.S. 05-2809



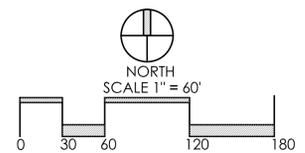
TREE PRESERVATION PLAN

EXHIBIT E

THE VILLAGE AT GANTZ MEADOWS

PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD., SUITE 101 WESTERVILLE, OH 43082

DATE: 6/24/15



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p (614) 487-1964 www.farisplanninganddesign.com



I-270
LIMITED ACCESS
R/W

STATE OF OHIO
O.R. 16280, PG. A07

REVISION RECORD		
NO	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING EDGE OF CONCRETE
	EXISTING PAVED ROADWAY
	EXISTING PAVED DRIVEWAY
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING WATERLINE
	EXISTING ELECTRIC LINE
	EXISTING BUILDING
	EXISTING MANHOLE
	EXISTING STORM INLET/CATCH BASIN
	EXISTING WATERLINE VALVE
	EXISTING FIRE HYDRANT
	PROPOSED CENTERLINE OF ROAD
	PROPOSED EDGE OF PAVEMENT
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED BUILDING SETBACK
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERLINE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED SANITARY MANHOLE
	PROPOSED HYDRANT
	PROPOSED LIGHT POLE

REFERENCE

EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, APRIL 2015.

EXISTING TOPOGRAPHY WAS BASED ON AN ACTUAL FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN MARCH, 2005.

NOTES

PROPOSED BASIN WILL BE BUILT ACCORDING TO THE CURRENT CITY OF GROVE CITY POND DESIGN STANDARDS.

FILL WILL BE PLACED ACCORDING TO THE GROVE CITY FLOOD DAMAGE PREVENTION CODE AND FEMA.

AT THE TIME OF SUBMITTAL, THE LAND HEREBY BEING NOTED AS THE VILLAGE AT GANTZ MEADOWS IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND UNINCORPORATED AND INCORPORATED AREAS, MAP NUMBER 39049C0318K WITH EFFECTIVE DATE OF JUNE 17, 2008.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: _____ BY: _____



C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
Ph: 614.540.6633 - 888.598.6808 - Fax: 614.540.6638
www.ccecinc.com

**VILLAGE COMMUNITIES
DEVELOPMENT PLAN
THE VILLAGE AT GANTZ MEADOWS
GROVE CITY, OHIO**

DRAWN BY: CJA | CHECKED BY: CJB | APPROVED BY: CJA | DATE: MAY 2015 | DWG SCALE: 1"=40' | PROJECT NO: 150-238 | DRAWING NO: 4

GRADING PLAN



P:\2015\150-238-000\Draw\1001-GRADING PLAN\150238-001_Grading_Plan.dwg (AUTOCAD) - LP: 6/19/2015 5:11 PM

EXHIBIT F-2

ELEVATION FINISH KEY

MARK	MANUFACTURER	STYLE	COLOR
ASPHALT SHINGLE ROOF			
RF-1	CERTAINTED	LANDMARK DESIGNER	WEATHERED WOOD
VINYL SIDING			
SD-1	ALSIDE	CONQUEST	TUSCAN CLAY
SD-2	ALSIDE	SHAKE PROFILE-ARCHITECTURAL CLASSICS PERFECTION SHINGLE	TUSCAN CLAY # 095
MODULAR BRICK VENEER			
BR-1	TRIANGLE BRICK	CAPE CODE MODULAR	RED - BLEND
STONE VENEER			
ST-1	DUTCH QUALITY	CARMEL LIMESTONE	CULTURED STONE
ACCENT FINISHES			
AF-1	ALSIDE	RAISED PANEL SHUTTERS & LOUVERS	SHERWIN-WILLIAMS SW6083 SABLE
AF-2	---	TRIM BOARDS - WINDOW, DOORS, FASCIAS	SHERWIN-WILLIAMS SW6106 KILN BIEGE
AF-3	---	WINDOW AND DOORS	SHERWIN-WILLIAMS SW7005 PURE WHITE



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 PERSPECTIVE RENDERING
NTS

EXHIBIT G-1

ELEVATION FINISH KEY

MARK	MANUFACTURER	STYLE	COLOR
ASPHALT SHINGLE ROOF			
RF-1	CERTAINTED	LANDMARK DESIGNER	WEATHERED WOOD
VINYL SIDING			
SD-1	ALSIDE	CONQUEST	TUSCAN CLAY
SD-2	ALSIDE	SHAKE PROFILE-ARCHITECTURAL CLASSICS PERFECTION SHINGLE	TUSCAN CLAY # 095
MODULAR BRICK VENEER			
BR-1	TRIANGLE BRICK	CAPE CODE MODULAR	RED - BLEND
STONE VENEER			
ST-1	DUTCH QUALITY	CARMEL LIMESTONE	CULTURED STONE
ACCENT FINISHES			
AF-1	ALSIDE	RAISED PANEL SHUTTERS & LOUVERS	SHERWIN-WILLIAMS SW6083 SABLE
AF-2	---	TRIM BOARDS - WINDOW, DOORS, FASCIAS	SHERWIN-WILLIAMS SW6106 KILN BIEGE
AF-3	---	WINDOW AND DOORS	SHERWIN-WILLIAMS SW7005 PURE WHITE



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 PERSPECTIVE RENDERING
NTS

ELEVATION FINISH KEY			
MARK	MANUFACTURER	STYLE	COLOR
ASPHALT SHINGLE ROOF			
RF-1	CERTAINTEED	LANDMARK DESIGNER	WEATHERED WOOD
VINYL SIDING			
SD-1	ALSIDE	CONQUEST	TUSCAN CLAY
SD-2	ALSIDE	SHAKE PROFILE-ARCHITECTURAL CLASSICS PERFECTION SHINGLE	TUSCAN CLAY # 095
MODULAR BRICK VENEER			
BR-1	TRIANGLE BRICK	CAPE CODE MODULAR	RED - BLEND
STONE VENEER			
ST-1	DUTCH QUALITY	CARMEL LIMESTONE	CULTURED STONE
ACCENT FINISHES			
AF-1	ALSIDE	RAISED PANEL SHUTTERS & LOUVERS	SHERWIN-WILLIAMS SW6083 SABLE
AF-2	---	TRIM BOARDS - WINDOW, DOORS, FASCIAS	SHERWIN-WILLIAMS SW6106 KILN BIEGE
AF-3	---	WINDOW AND DOORS	SHERWIN-WILLIAMS SW7005 PURE WHITE

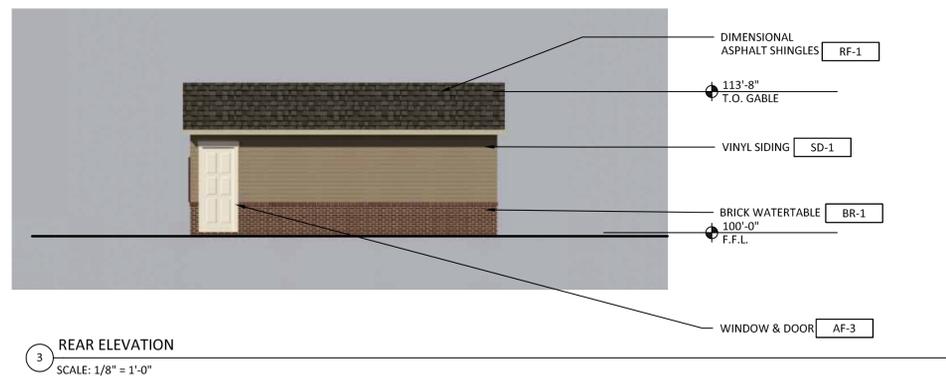
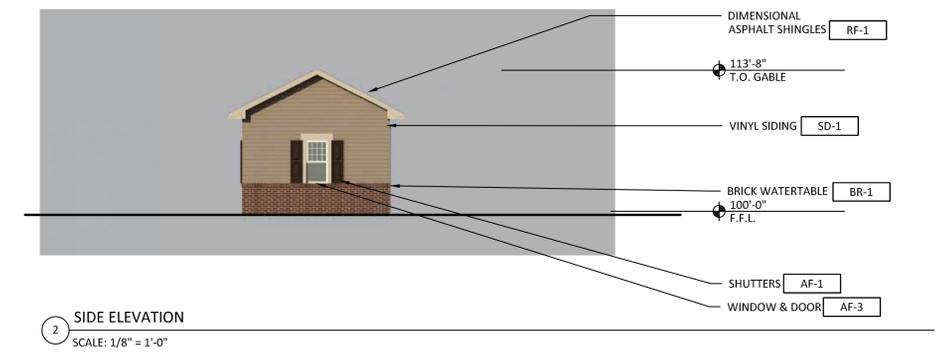
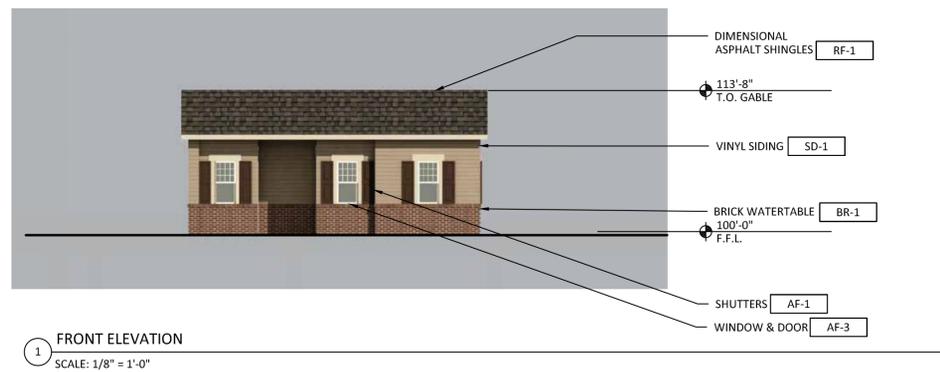


EXHIBIT G-3



1 SD-1 : VINYL SIDING



2 SD-2 : VINYL SHAKE SIDING



3 BR-1 : MODULAR BRICK



4 ST-1 : STONE VENEER



5 AF-1 : PAINT



6 AF-2 : PAINT



7 AF-3 : PAINT



8 RF-1 : ASPHALT SHINGLES

EXHIBIT G-4



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

Description of 9.051 Acres for Triangle Real Estates Services

Situated in the State of Ohio, County of Franklin, City of Grove City, V.M.S. 6839, and being a Total of 9.051 Acres Containing a 2.285 Acre Tract (Parcel 1) and a 1.646 Acre Tract (Parcel 2) Conveyed to Delno A & Janet I Cummans, Instrument Number 199807020165246, and a 5.119 Residual Acre Tract Conveyed to George L Schulz & Jill F Savage, Instrument Number 199807020165246 in the Franklin County Recorder's Office:

Beginning with a Found 3/4" Iron Pipe with No ID Cap at the Northwest Corner of said 1.646 Acre Tract (Parcel 2) also being the Northeast Corner of the Addition Property to the Village at Gantz Park Condominiums, Instrument Number 200408260200224, located at Station 315+45.10, Offset to the Right 160.00 feet as shown on the Right-of-Way Plans named FRA-270-6.09S;

Thence South 75°30'00" East following the Southerly Limited Access Right-of-Way Line of Interstate 270, O.R. 16260, Pg. A07, a Distance of 610.82 feet to a Found 3/4" Iron Pipe with No ID Cap at the Northeast Corner of said 5.119 Residual Acre Tract also being the Northwest Corner of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located at Station 321+63.25 , Offset to the Right 160.00 feet as shown on said Right-of-Way Plans;

Thence South 13°25'10" West following the Westerly of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, a Distance of 582.60 feet to a Found 5/8" Rebar with No ID Cap at the Southeast Corner of said 5.119 Residual Acre Tract also being the Southwest of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located on the Northerly Right-of-Way Line of Home Road;

Thence with the following Two (2) courses along the Northerly Right-of-Way Line of Home Road, FRA 270-6.09S;

1. North 87°19'24" West a Distance of 87.11 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;
2. South 78°22'48" West a Distance of 118.92 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

EXHIBIT A-1

Thence South 10°13'02" West crossing Home Road, a Distance of 37.42 feet to a Set Railroad Spike;

Thence North 79°47'14" West following the Centerline of Home Road and the Northerly Line of Southpark Subdivision, P.B. 71, Pg. 31, a Distance of 294.66 feet to a Set Railroad Spike at the Southwest corner of said 2.285 Acre Tract (Parcel 1) also being the South east Corner of a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

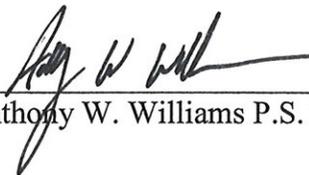
Thence with the following Two (2) courses around a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

1. North 12°59'45" East a Distance of 138.67 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northeast Corner of said 0.321 Acre Tract, (Passing a Found 5/8" Rebar with No ID Cap for a Distance of 26.13 feet);
2. North 79°39'24" West a Distance of 120.12 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northwest Corner of said 0.321 Acre Tract;

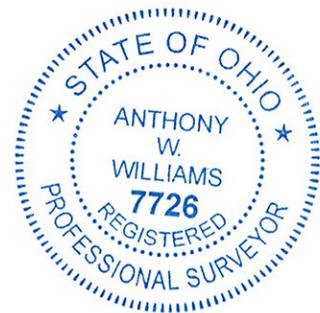
Thence North 12°59'45" East following the Additional Property of the Village at Gantz Park Condominium, Instrument Number 200408260200224, a Distance of 582.33 feet to the True Point of Beginning, Containing 9.051 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This Description was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.

Bearings were based on State Plane Coordinate System from Franklin County Monuments named FCGS 4432 to FCGS 4428. Ohio South Zone, NAD 83 (1986)


Anthony W. Williams P.S. 7726

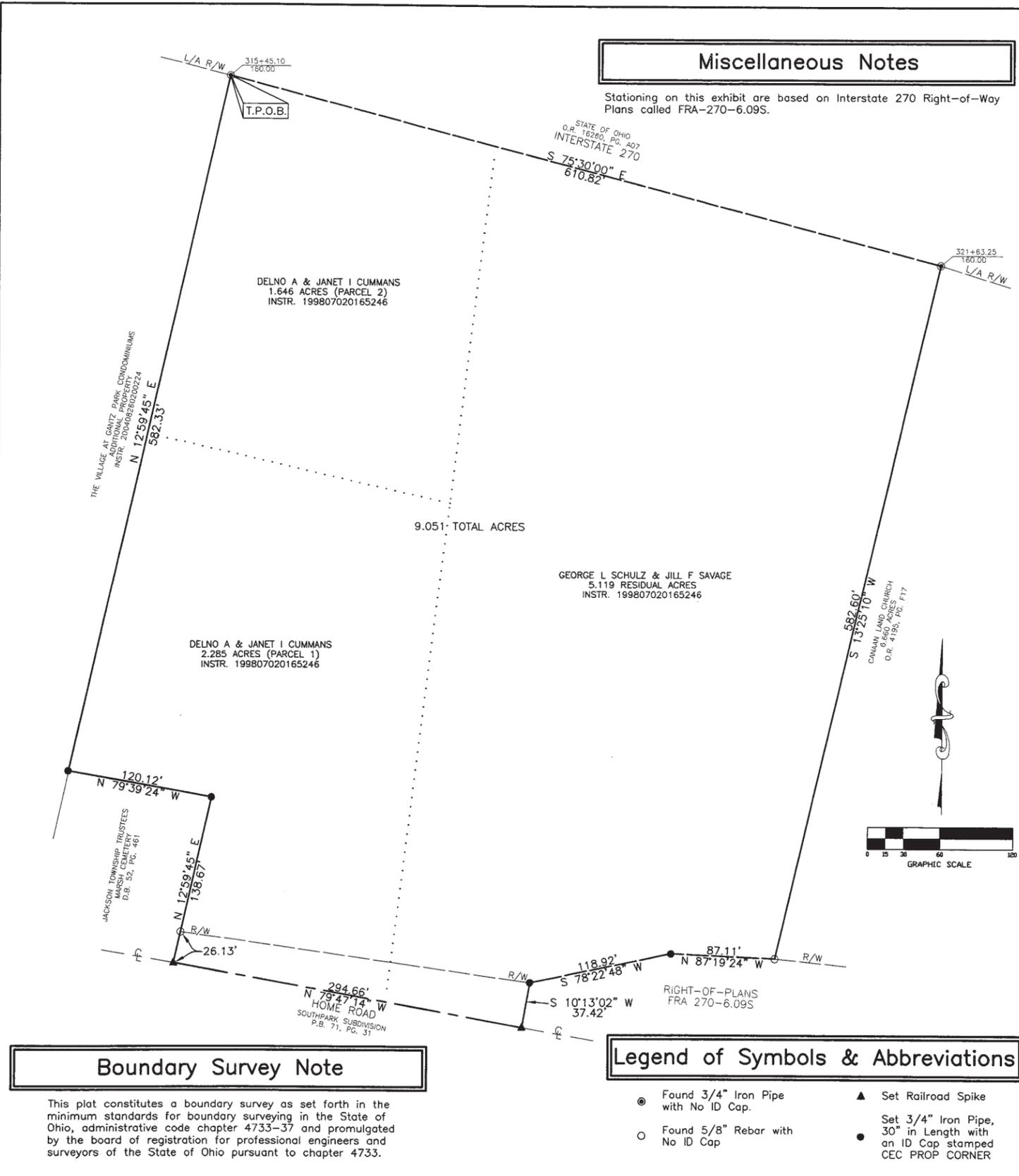
4/26/05
Date



0-32-A
All of
(160)
347
+
106



S:\proj\050052\BOUNDARY.dwg by:nwmsley printed 04/28/2005 03:34:08 pm ~ last modified 04/25/2005 04:55:32 pm-CEC, Inc.



Miscellaneous Notes

Stationing on this exhibit are based on Interstate 270 Right-of-Way Plans called FRA-270-6.09S.

Situate

Situated in the State of Ohio, County of Franklin, City of Grove City, V.M.S. 6839, and being a Total of 9.051 Acres Containing a 2.285 Acre Tract (Parcel 1) and a 1.646 Acre Tract (Parcel 2) Conveyed to Delno A & Janet I Cummins, Instrument Number 199807020165246, and a 5.119 Acre Tract Conveyed to George L Schulz & Jill F Savage, Instrument 199807020165246 in the Franklin County Recorder's Office.

Basis of Bearings

Bearings were based on State Plane Coordinate System from Franklin County Monuments named FCGS 4432 to FCGS 4428. Ohio South Zone, NAD 83 (1986).

Surveyor's Certificate

This exhibit was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.



Registered Surveyor: Anthony W. Williams
 Registered Land Surveyor No.: 7726
 In the State of Ohio
 Date: 4/28/05

CEC
Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100
 Columbus, Oh. 43240
 (614)540-6633 (888)598-6808 Fax (614)540-6638
 CHICAGO, IL • CINCINNATI, OH • EXPORT, PA • INDIANAPOLIS, IN.
 NASHVILLE, TN • PITTSBURGH, PA • ST. LOUIS, MO.

Boundary Survey
 for Triangle Real Estate Services
 of 9.051 Acres on Home Road
 Grove City, Ohio

DRAWN BY: NW	JOB NUMBER 050052
FIELD WORK BY: TF/AJ/JA	
DATE: APRIL 15, 2005	
SCALE: 1"=60' SHEET 1 OF 1	

REVISION RECORD	
DATE	DESCRIPTION

Boundary Survey Note

This plat constitutes a boundary survey as set forth in the minimum standards for boundary surveying in the State of Ohio, administrative code chapter 4733-37 and promulgated by the board of registration for professional engineers and surveyors of the State of Ohio pursuant to chapter 4733.

Legend of Symbols & Abbreviations

- Found 3/4" Iron Pipe with No ID Cap.
- ▲ Set Railroad Spike
- Found 5/8" Rebar with No ID Cap.
- Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER

Water Quality Volume - Wet Basin

$$WQ_v = (C \times P \times A) / 12$$

IS STORAGE IN A WET POND? (Y OR N)

Y

C=	<u>0.50</u>
P=	<u>0.75</u>
A=	<u>7.56</u>

$$WQ_v = 0.24 \text{ ac-ft}$$

$$\underline{10291 \text{ CF}}$$

(Plus 20% for sediment storage in dry basins)
(Wet Ponds $WQ_v = WQ_v \times 75\%$)

$$\text{Required Water Quality Storage} = 7718 \text{ CF}$$

$$= 0.18 \text{ AF}$$

Summary for Pond 4P: WQV

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Outflow = 0.16 cfs @ 0.00 hrs, Volume= 0.173 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.16 cfs @ 0.00 hrs, Volume= 0.173 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 775.13' Surf.Area= 13,263 sf Storage= 8,000 cf
 Peak Elev= 775.13' @ 0.00 hrs Surf.Area= 13,263 sf Storage= 8,000 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

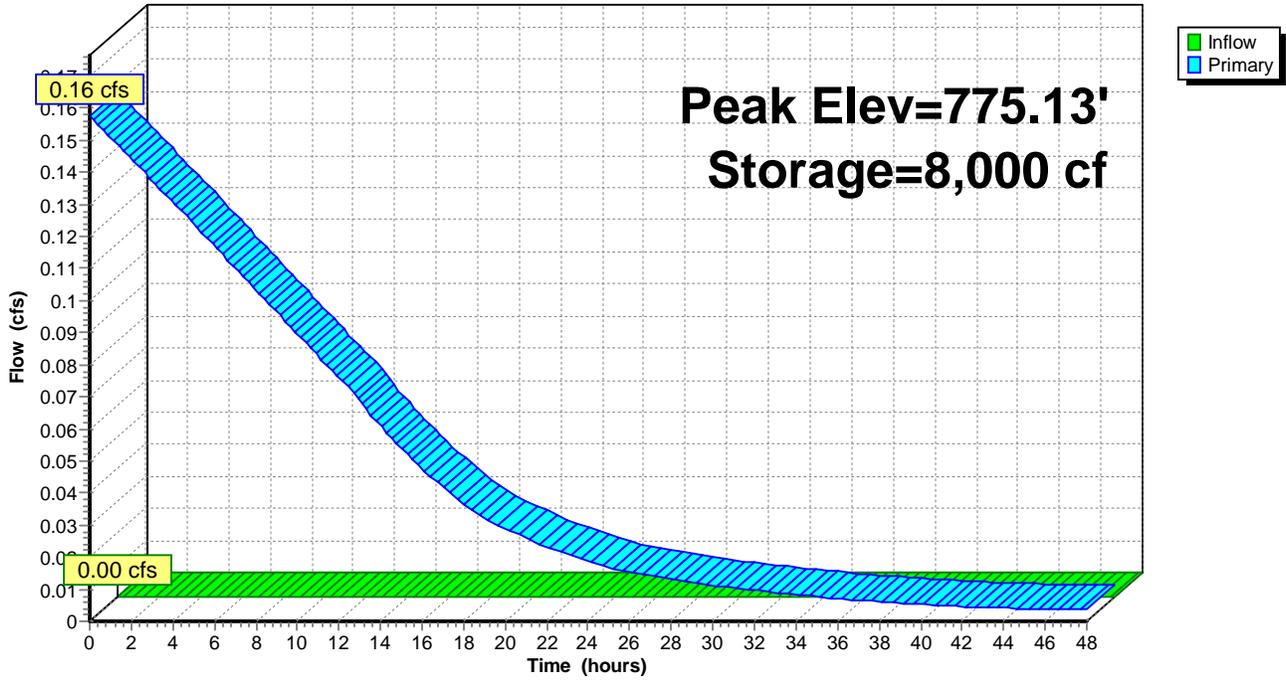
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	2.9" Vert. Water Quality Orifice C= 0.600

Primary OutFlow Max=0.16 cfs @ 0.00 hrs HW=775.13' (Free Discharge)

↑ **1=Water Quality Orifice** (Orifice Controls 0.16 cfs @ 3.44 fps)

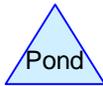
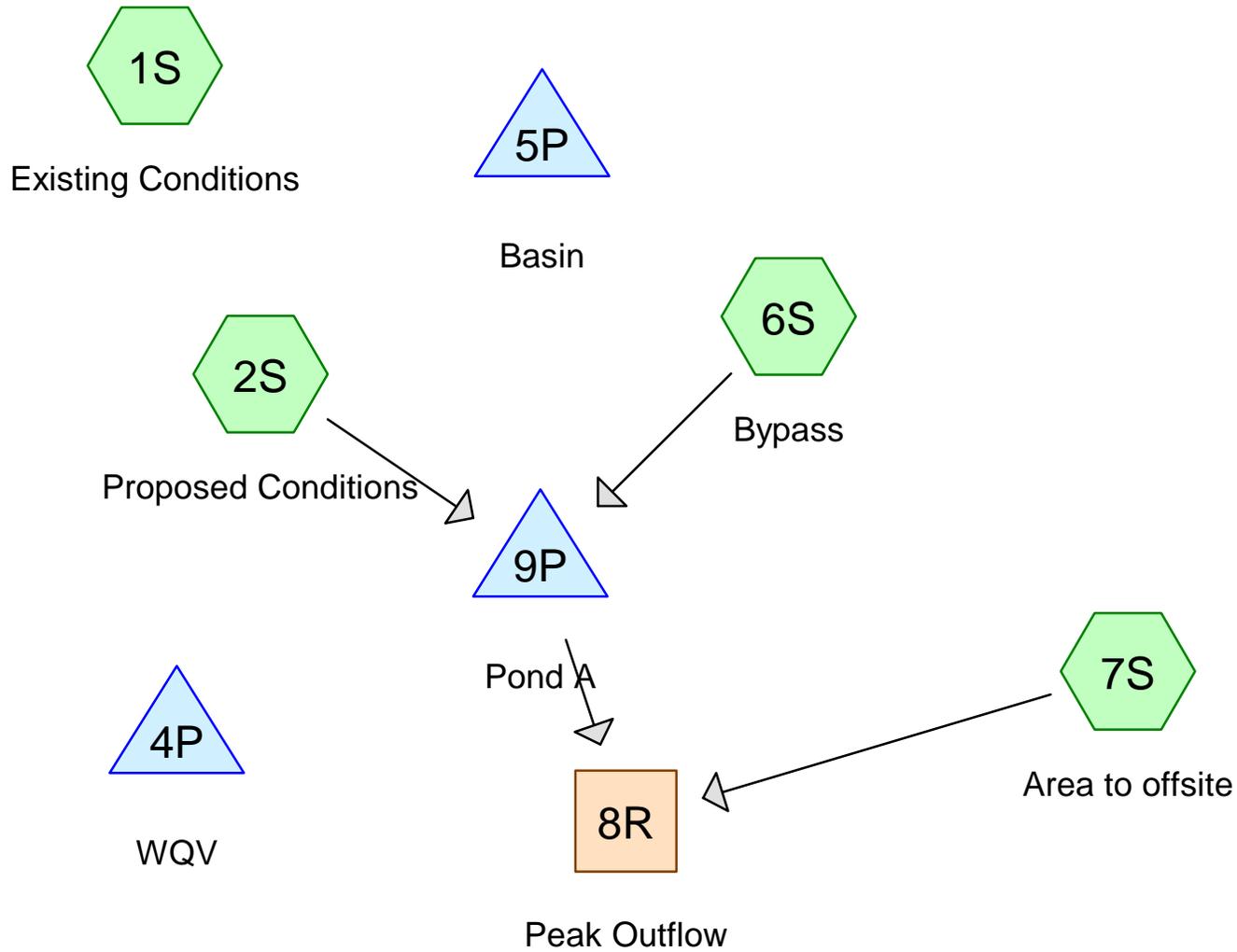
Pond 4P: WQV

Hydrograph



Hydrograph for Pond 4P: WQV

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	8,000	775.13	0.16
1.00	0.00	7,445	775.09	0.15
2.00	0.00	6,913	775.05	0.14
3.00	0.00	6,406	775.01	0.14
4.00	0.00	5,923	774.97	0.13
5.00	0.00	5,465	774.94	0.12
6.00	0.00	5,030	774.90	0.12
7.00	0.00	4,621	774.87	0.11
8.00	0.00	4,236	774.84	0.10
9.00	0.00	3,876	774.81	0.10
10.00	0.00	3,542	774.79	0.09
11.00	0.00	3,232	774.76	0.08
12.00	0.00	2,946	774.74	0.08
13.00	0.00	2,685	774.72	0.07
14.00	0.00	2,452	774.70	0.06
15.00	0.00	2,245	774.68	0.05
16.00	0.00	2,063	774.67	0.05
17.00	0.00	1,902	774.65	0.04
18.00	0.00	1,761	774.64	0.04
19.00	0.00	1,637	774.63	0.03
20.00	0.00	1,526	774.62	0.03
21.00	0.00	1,428	774.62	0.03
22.00	0.00	1,339	774.61	0.02
23.00	0.00	1,260	774.60	0.02
24.00	0.00	1,189	774.60	0.02
25.00	0.00	1,125	774.59	0.02
26.00	0.00	1,068	774.59	0.02
27.00	0.00	1,015	774.58	0.01
28.00	0.00	966	774.58	0.01
29.00	0.00	921	774.58	0.01
30.00	0.00	879	774.57	0.01
31.00	0.00	840	774.57	0.01
32.00	0.00	804	774.57	0.01
33.00	0.00	771	774.56	0.01
34.00	0.00	740	774.56	0.01
35.00	0.00	711	774.56	0.01
36.00	0.00	684	774.56	0.01
37.00	0.00	659	774.55	0.01
38.00	0.00	636	774.55	0.01
39.00	0.00	615	774.55	0.01
40.00	0.00	596	774.55	0.01
41.00	0.00	577	774.55	0.00
42.00	0.00	560	774.55	0.00
43.00	0.00	545	774.54	0.00
44.00	0.00	530	774.54	0.00
45.00	0.00	515	774.54	0.00
46.00	0.00	501	774.54	0.00
47.00	0.00	487	774.54	0.00
48.00	0.00	474	774.54	0.00



Routing Diagram for 150238 GANTZ
 Prepared by Microsoft, Printed 6/1/2015
 HydroCAD® 10.00 s/n 03447 © 2013 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Existing Conditions

Runoff = 2.99 cfs @ 12.28 hrs, Volume= 0.349 af, Depth= 0.47"

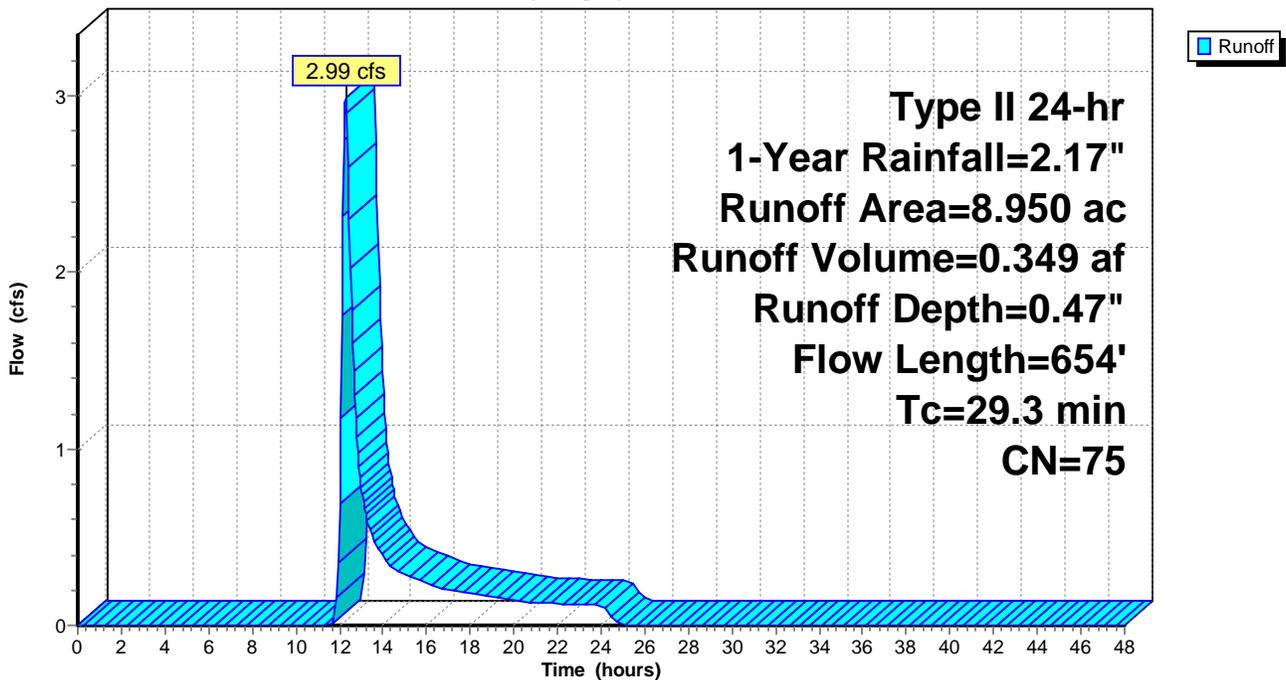
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-Year Rainfall=2.17"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 1S: Existing Conditions

Runoff = 5.47 cfs @ 12.26 hrs, Volume= 0.575 af, Depth= 0.77"

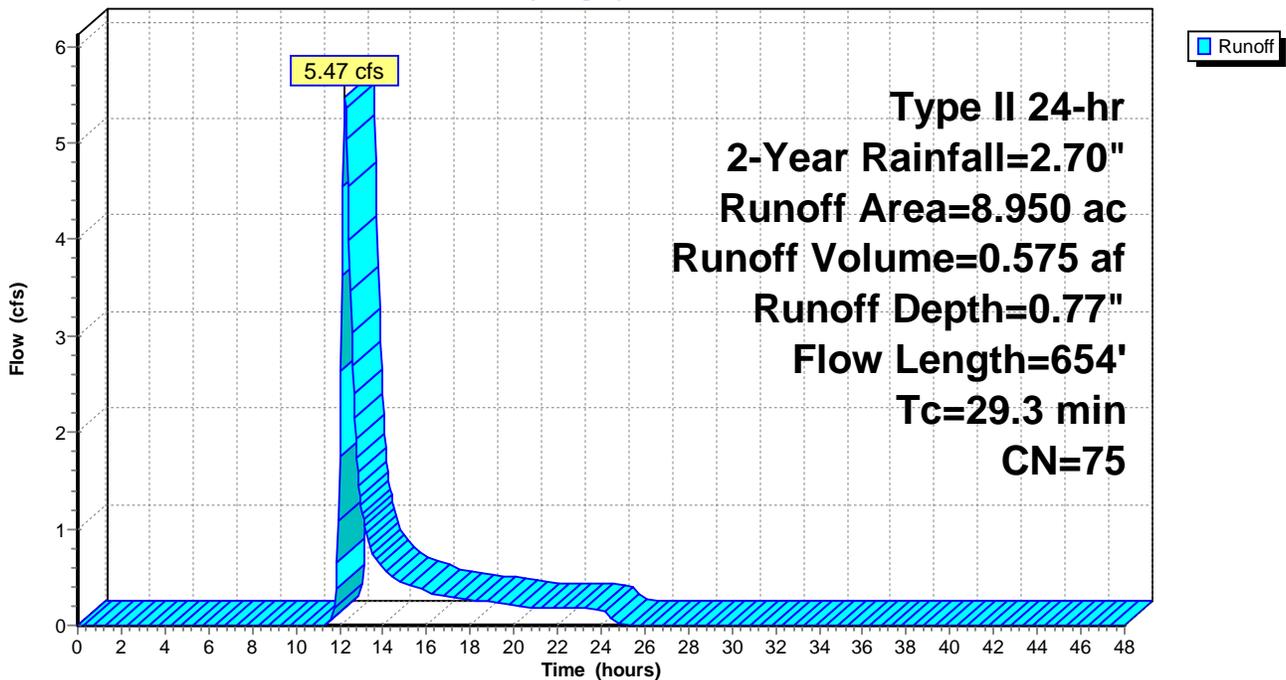
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-Year Rainfall=2.70"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 1S: Existing Conditions

Runoff = 8.96 cfs @ 12.25 hrs, Volume= 0.893 af, Depth= 1.20"

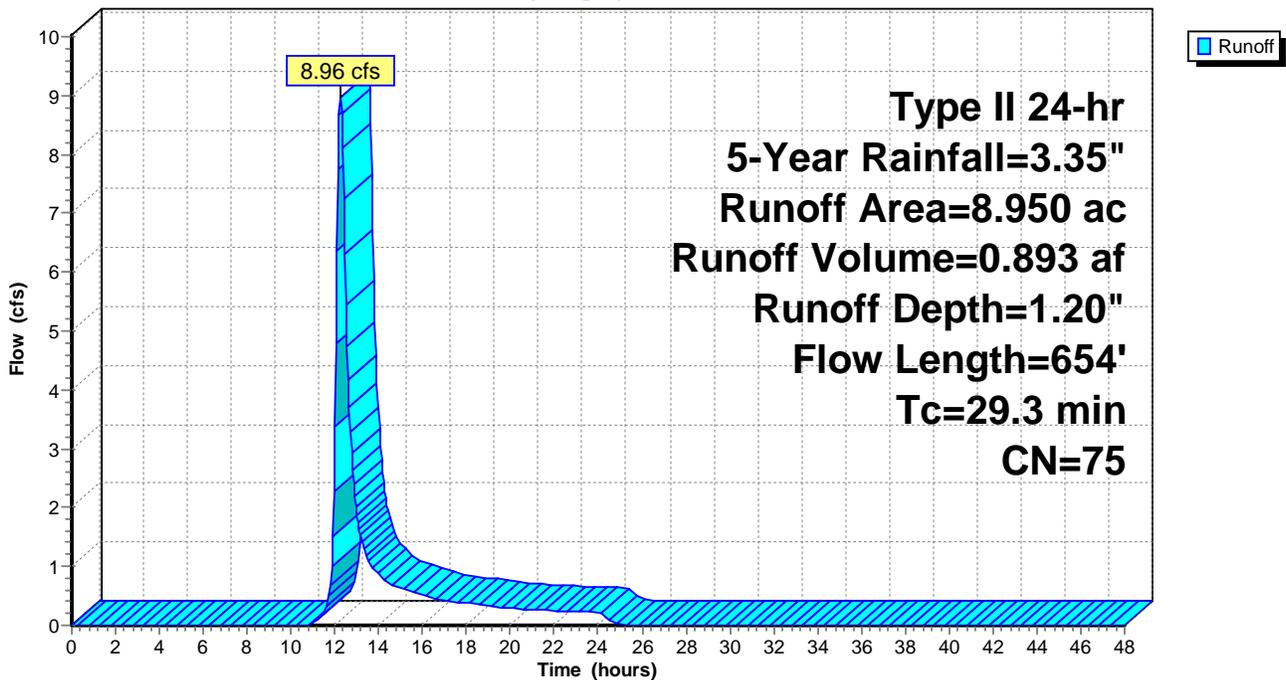
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 5-Year Rainfall=3.35"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 1S: Existing Conditions

Runoff = 11.94 cfs @ 12.25 hrs, Volume= 1.165 af, Depth= 1.56"

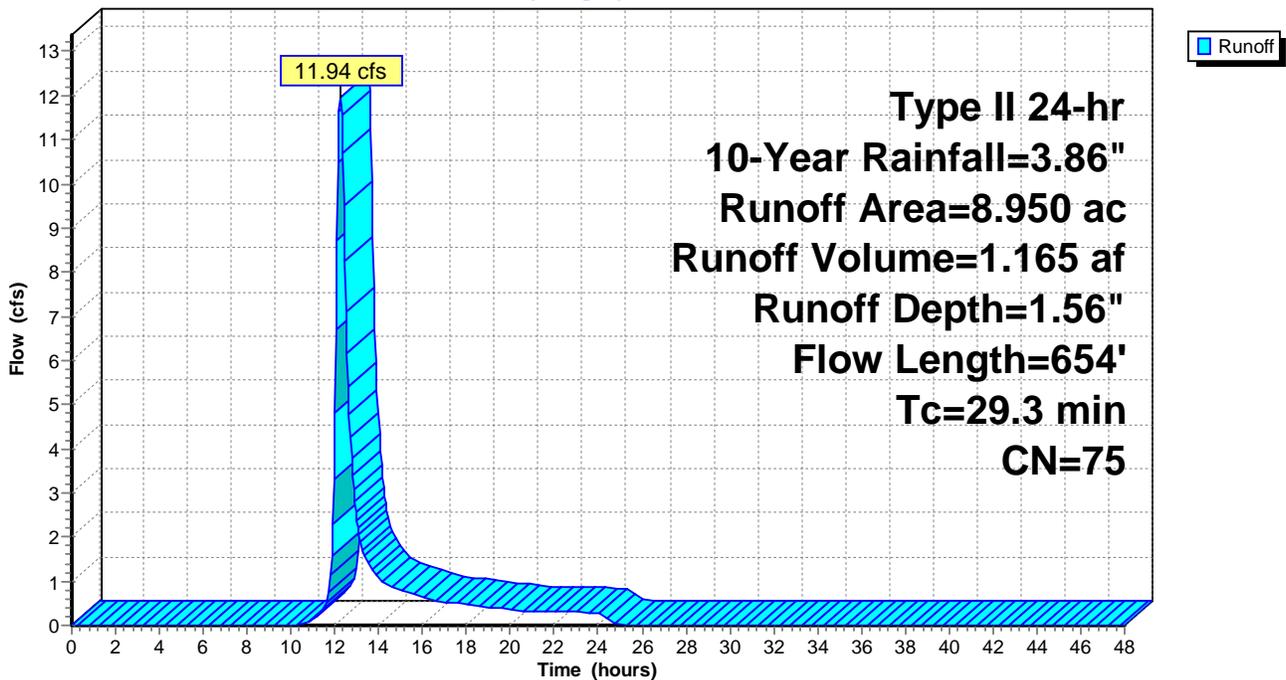
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=3.86"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 1S: Existing Conditions

Runoff = 16.79 cfs @ 12.24 hrs, Volume= 1.612 af, Depth= 2.16"

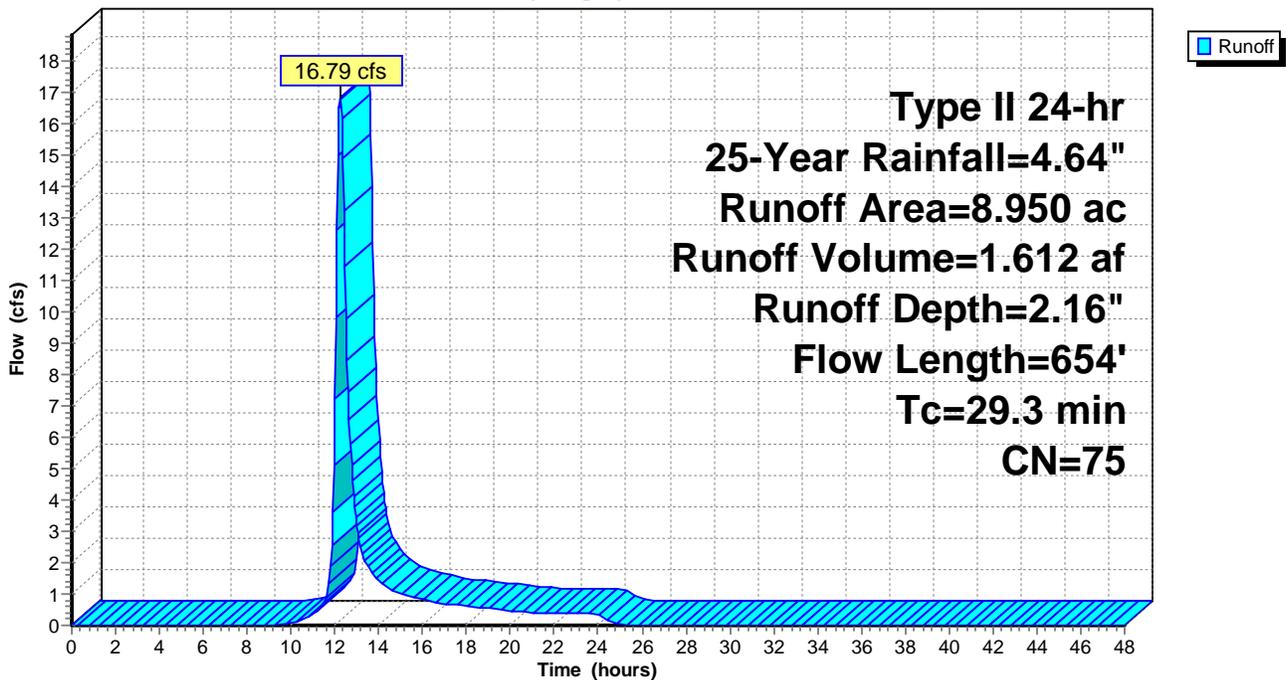
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-Year Rainfall=4.64"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 1S: Existing Conditions

Runoff = 21.29 cfs @ 12.24 hrs, Volume= 2.028 af, Depth= 2.72"

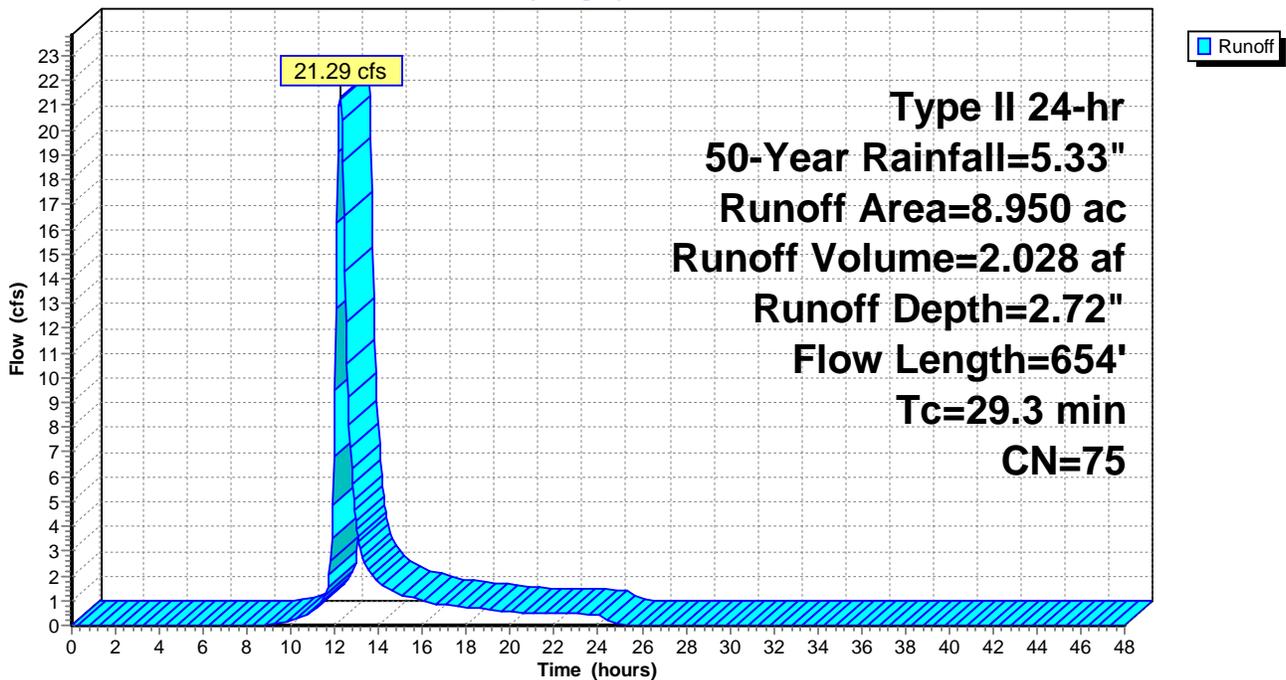
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 50-Year Rainfall=5.33"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 1S: Existing Conditions

Runoff = 26.19 cfs @ 12.24 hrs, Volume= 2.486 af, Depth= 3.33"

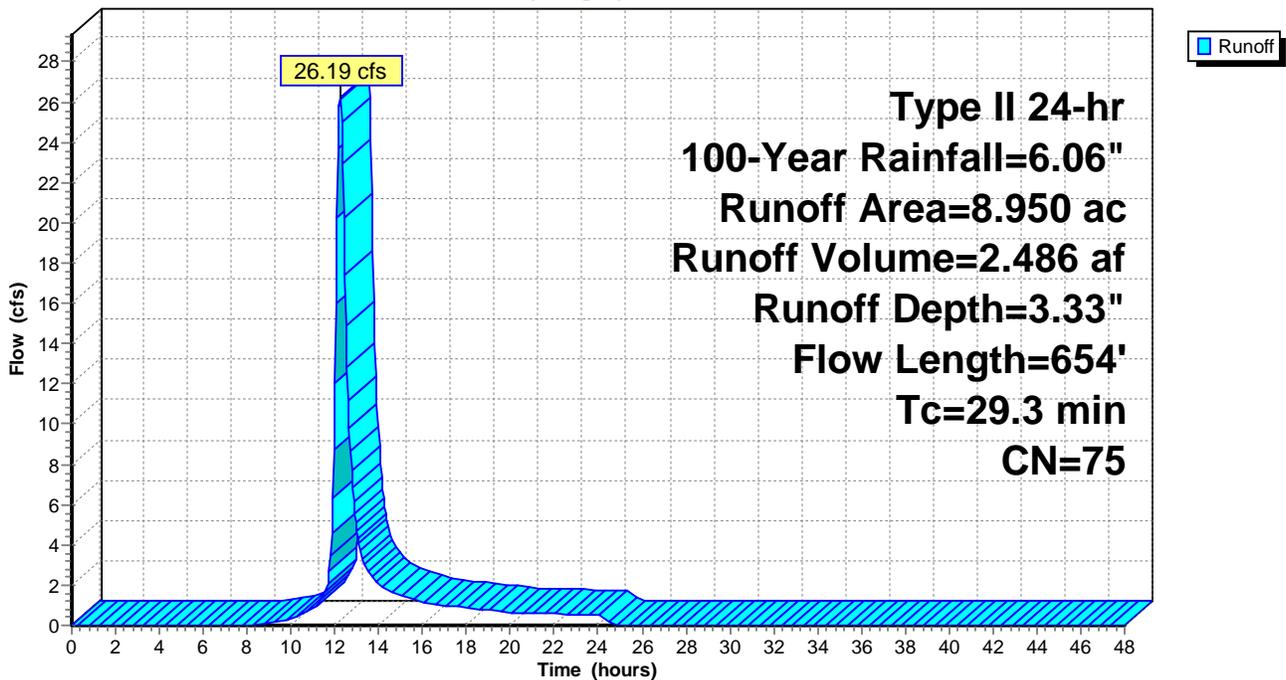
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=6.06"

Area (ac)	CN	Description
7.600	74	Pasture/grassland/range, Good, HSG C
0.160	96	Gravel surface, HSG C
0.760	73	Woods, Fair, HSG C
0.430	98	Unconnected pavement, HSG C
8.950	75	Weighted Average
8.520		95.20% Pervious Area
0.430		4.80% Impervious Area
0.430		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0141	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
17.0	554	0.0060	0.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
29.3	654	Total			

Subcatchment 1S: Existing Conditions

Hydrograph



**Critical Storm Calculation
The Village at Gantz Meadows
Civil & Environmental Consultants Project #150-238**

1 Year Pre-Developed Runoff Volume= 0.349 ac-ft
A=8.95 ac. CN=75 Tc=32.9 min

1 Year Post-Developed Runoff Volume= 0.573 ac-ft
A=7.46 ac. CN=85 Tc=11.7 min

Volume % Increase = (Post -Pre) / Pre = 64%

Critical Storm = 10-Year

If the percent of increase in runoff volume is		The critical runoff rate will be limited to:
Equal to or greater than	And less than	
-	10	1-Year
10	20	2-Year
20	50	5-Year
50	100	10-Year
100	250	25-Year
250	500	50-Year
500	-	100-Year

Table 1: Allowable Site Discharge Summary

Storm Event (year)	Q _{existing} (cfs)	Q _{pass through} (cfs)	Q _{to offsite} (cfs)	Allowable Q * (cfs)	Q _{actual} (cfs)
1	2.75	0.04	1.08	3.87	1.36
2	5.04	0.08	1.85	4.68	2.16
5	8.28	0.14	2.92	5.81	3.43
10	11.05	0.19	3.83	6.77	6.01
25	15.55	0.27	5.28	16.60	10.70
50	19.73	0.34	6.61	18.00	15.97
100	24.28	0.42	8.05	19.52	18.83

*Allowable Q for 1-10 Year Storm = 1-Year Existing Conditions Q + Q pass through + Q undisturbed

*Allowable Q for 25-100 Year Storm = 10-Year Existing Conditions Q + Q pass through + Q undisturbed

Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 0.91" for 1-Year event
 Inflow = 9.86 cfs @ 12.04 hrs, Volume= 0.576 af
 Outflow = 0.32 cfs @ 15.53 hrs, Volume= 1.050 af, Atten= 97%, Lag= 209.2 min
 Primary = 0.32 cfs @ 15.53 hrs, Volume= 1.050 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 776.76' @ 15.53 hrs Surf.Area= 16,335 sf Storage= 32,035 cf (3,329 cf above start)

Plug-Flow detention time= 1,455.8 min calculated for 0.391 af (68% of inflow)
 Center-of-Mass det. time= 487.4 min (1,334.6 - 847.1)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

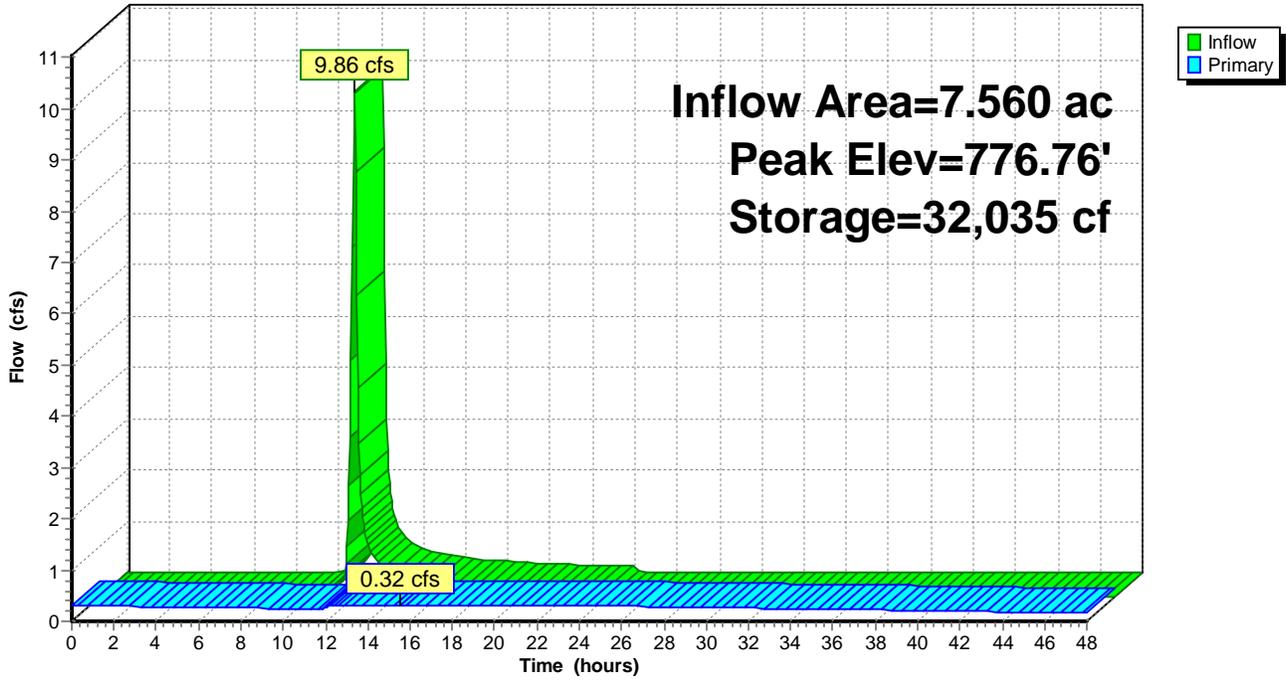
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.32 cfs @ 15.53 hrs HW=776.76' (Free Discharge)

- ↑ **1=Culvert** (Passes 0.32 cfs of 7.55 cfs potential flow)
- ↑ **2=Water Quality Orifice** (Orifice Controls 0.32 cfs @ 7.04 fps)
- ↑ **3=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **4=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **5=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **6=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: Pond A

Hydrograph



Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 1.33" for 2-Year event
 Inflow = 14.41 cfs @ 12.04 hrs, Volume= 0.839 af
 Outflow = 0.80 cfs @ 13.50 hrs, Volume= 1.241 af, Atten= 94%, Lag= 87.9 min
 Primary = 0.80 cfs @ 13.50 hrs, Volume= 1.241 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 777.12' @ 13.50 hrs Surf.Area= 17,061 sf Storage= 38,169 cf (9,463 cf above start)

Plug-Flow detention time= 1,292.7 min calculated for 0.582 af (69% of inflow)
 Center-of-Mass det. time= 492.1 min (1,328.4 - 836.3)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

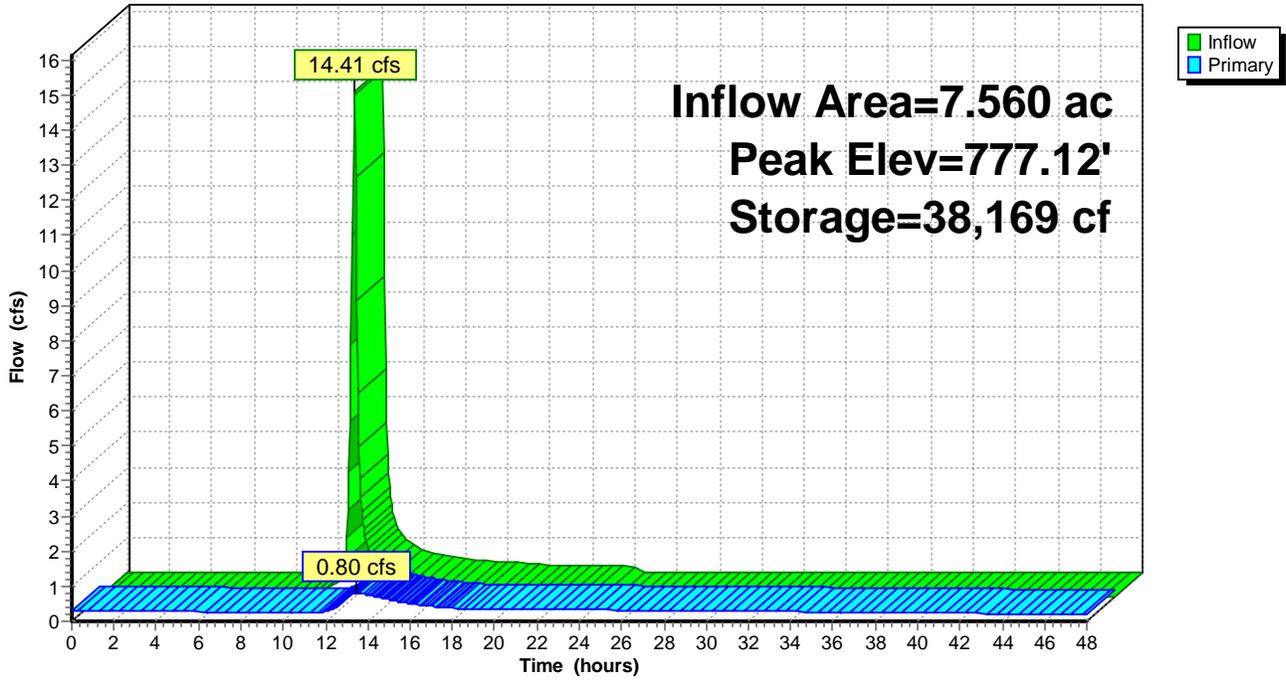
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.80 cfs @ 13.50 hrs HW=777.12' (Free Discharge)

- ↑ **1=Culvert** (Passes 0.80 cfs of 8.35 cfs potential flow)
- ↑ **2=Water Quality Orifice** (Orifice Controls 0.35 cfs @ 7.62 fps)
- ↑ **3=Orifice/Grate** (Weir Controls 0.45 cfs @ 1.15 fps)
- ↑ **4=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **5=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **6=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: Pond A

Hydrograph



Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 1.88" for 5-Year event
 Inflow = 20.25 cfs @ 12.04 hrs, Volume= 1.182 af
 Outflow = 2.78 cfs @ 12.48 hrs, Volume= 1.565 af, Atten= 86%, Lag= 26.5 min
 Primary = 2.78 cfs @ 12.48 hrs, Volume= 1.565 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 777.41' @ 12.48 hrs Surf.Area= 17,642 sf Storage= 43,101 cf (14,395 cf above start)

Plug-Flow detention time= 957.8 min calculated for 0.905 af (77% of inflow)
 Center-of-Mass det. time= 409.1 min (1,235.7 - 826.5)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

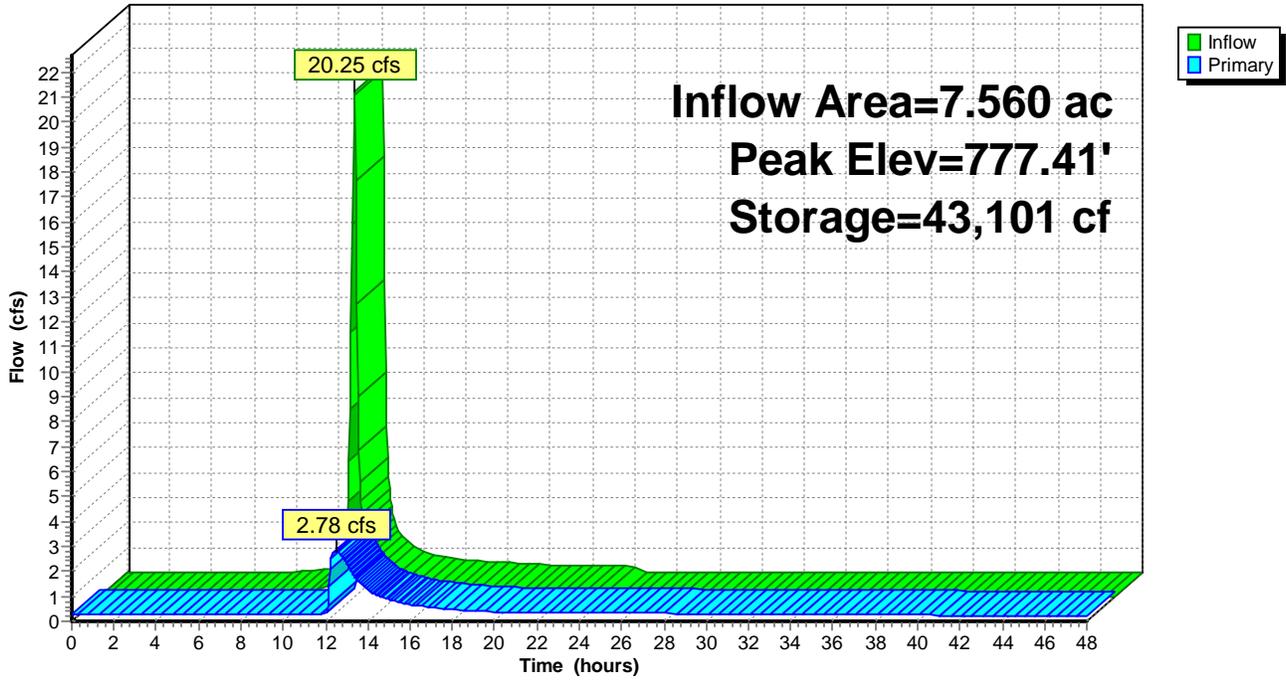
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.78 cfs @ 12.48 hrs HW=777.41' (Free Discharge)

- ↑ **1=Culvert** (Passes 2.78 cfs of 8.93 cfs potential flow)
- ↑ **2=Water Quality Orifice** (Orifice Controls 0.37 cfs @ 8.04 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 2.41 cfs @ 3.07 fps)
- ↑ **4=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **5=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **6=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: Pond A

Hydrograph



Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 2.32" for 10-Year event
 Inflow = 24.94 cfs @ 12.03 hrs, Volume= 1.462 af
 Outflow = 3.64 cfs @ 12.44 hrs, Volume= 1.836 af, Atten= 85%, Lag= 24.5 min
 Primary = 3.64 cfs @ 12.44 hrs, Volume= 1.836 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 777.74' @ 12.44 hrs Surf.Area= 18,321 sf Storage= 49,071 cf (20,365 cf above start)

Plug-Flow detention time= 774.6 min calculated for 1.176 af (80% of inflow)
 Center-of-Mass det. time= 362.4 min (1,182.9 - 820.5)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

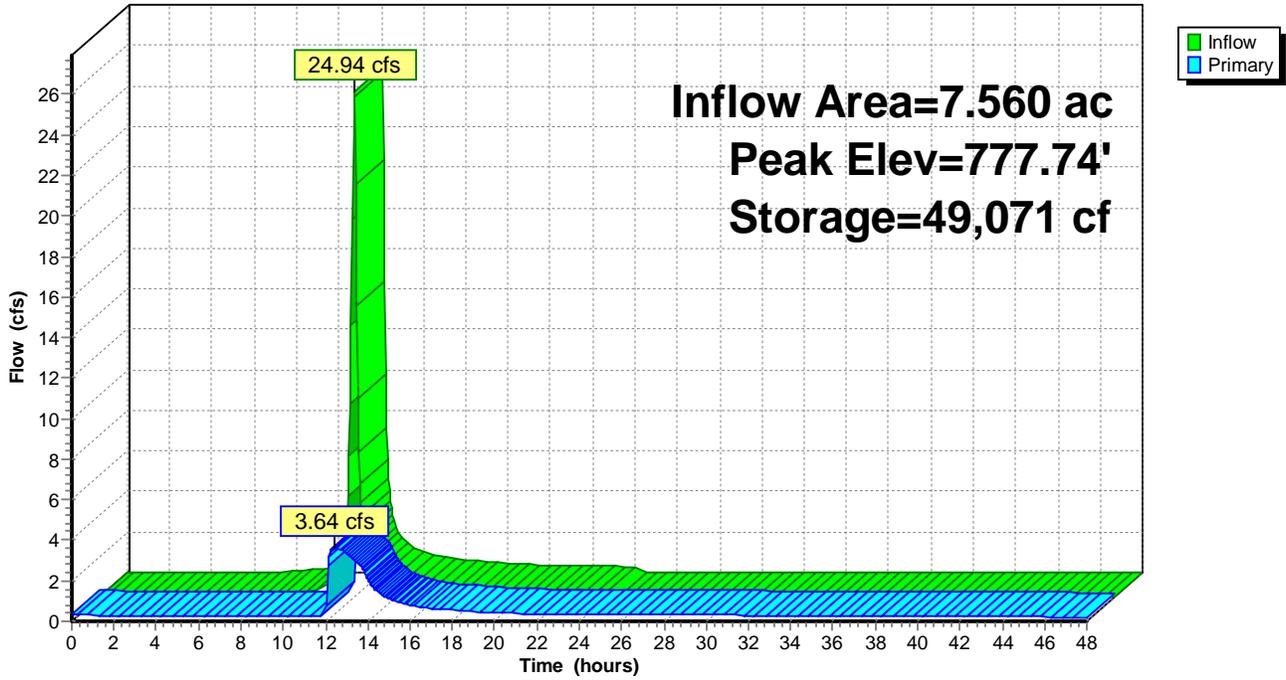
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=3.64 cfs @ 12.44 hrs HW=777.74' (Free Discharge)

- ↑ **1=Culvert** (Passes 3.64 cfs of 9.55 cfs potential flow)
- ↑ **2=Water Quality Orifice** (Orifice Controls 0.39 cfs @ 8.50 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 3.25 cfs @ 4.14 fps)
- ↑ **4=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **5=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **6=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: Pond A

Hydrograph



Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 3.02" for 25-Year event
 Inflow = 32.21 cfs @ 12.03 hrs, Volume= 1.905 af
 Outflow = 8.95 cfs @ 12.26 hrs, Volume= 2.271 af, Atten= 72%, Lag= 13.7 min
 Primary = 8.95 cfs @ 12.26 hrs, Volume= 2.271 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 778.13' @ 12.26 hrs Surf.Area= 19,131 sf Storage= 56,375 cf (27,669 cf above start)

Plug-Flow detention time= 598.6 min calculated for 1.612 af (85% of inflow)
 Center-of-Mass det. time= 306.7 min (1,119.7 - 813.0)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

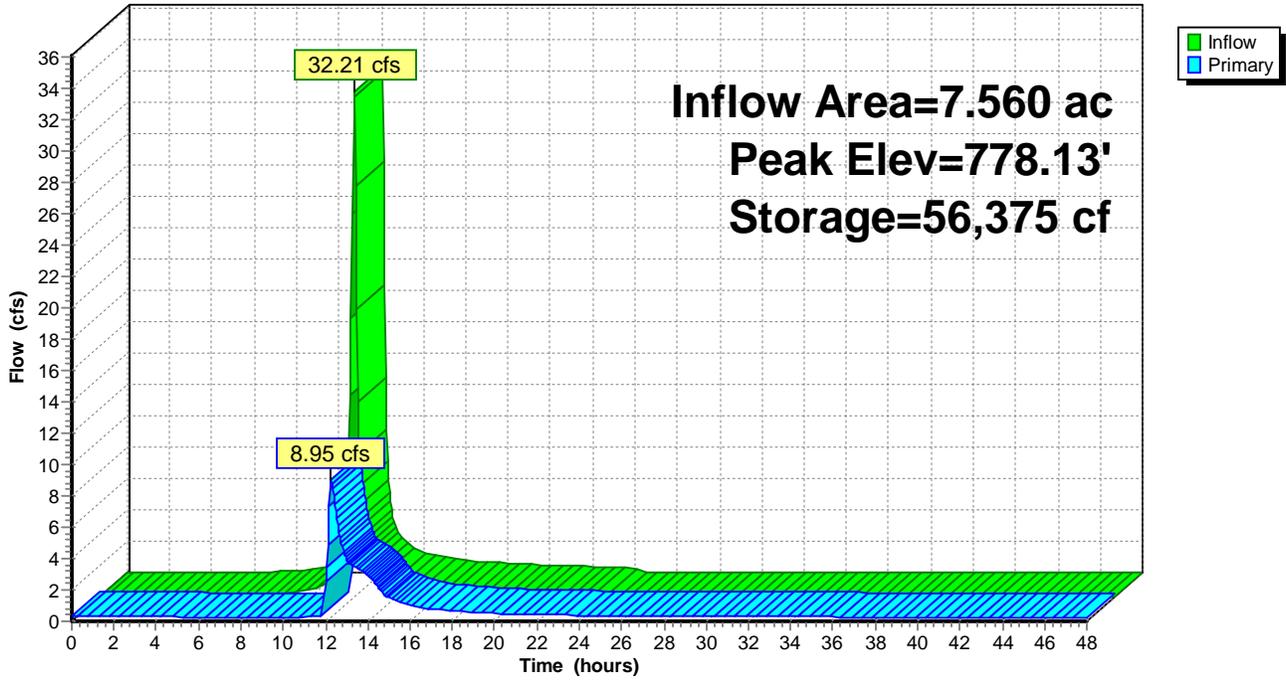
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=8.90 cfs @ 12.26 hrs HW=778.13' (Free Discharge)

- ↑ **1=Culvert** (Passes 8.90 cfs of 10.24 cfs potential flow)
- ↑ **2=Water Quality Orifice** (Orifice Controls 0.41 cfs @ 9.02 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 4.02 cfs @ 5.11 fps)
- ↑ **4=Orifice/Grate** (Orifice Controls 1.49 cfs @ 1.97 fps)
- ↑ **5=Orifice/Grate** (Orifice Controls 1.49 cfs @ 1.97 fps)
- ↑ **6=Orifice/Grate** (Orifice Controls 1.49 cfs @ 1.97 fps)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: Pond A

Hydrograph



Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 3.66" for 50-Year event
 Inflow = 38.69 cfs @ 12.03 hrs, Volume= 2.305 af
 Outflow = 10.85 cfs @ 12.26 hrs, Volume= 2.668 af, Atten= 72%, Lag= 13.4 min
 Primary = 10.85 cfs @ 12.26 hrs, Volume= 2.668 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 778.50' @ 12.26 hrs Surf.Area= 19,917 sf Storage= 63,535 cf (34,828 cf above start)

Plug-Flow detention time= 497.6 min calculated for 2.007 af (87% of inflow)
 Center-of-Mass det. time= 271.1 min (1,078.6 - 807.6)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

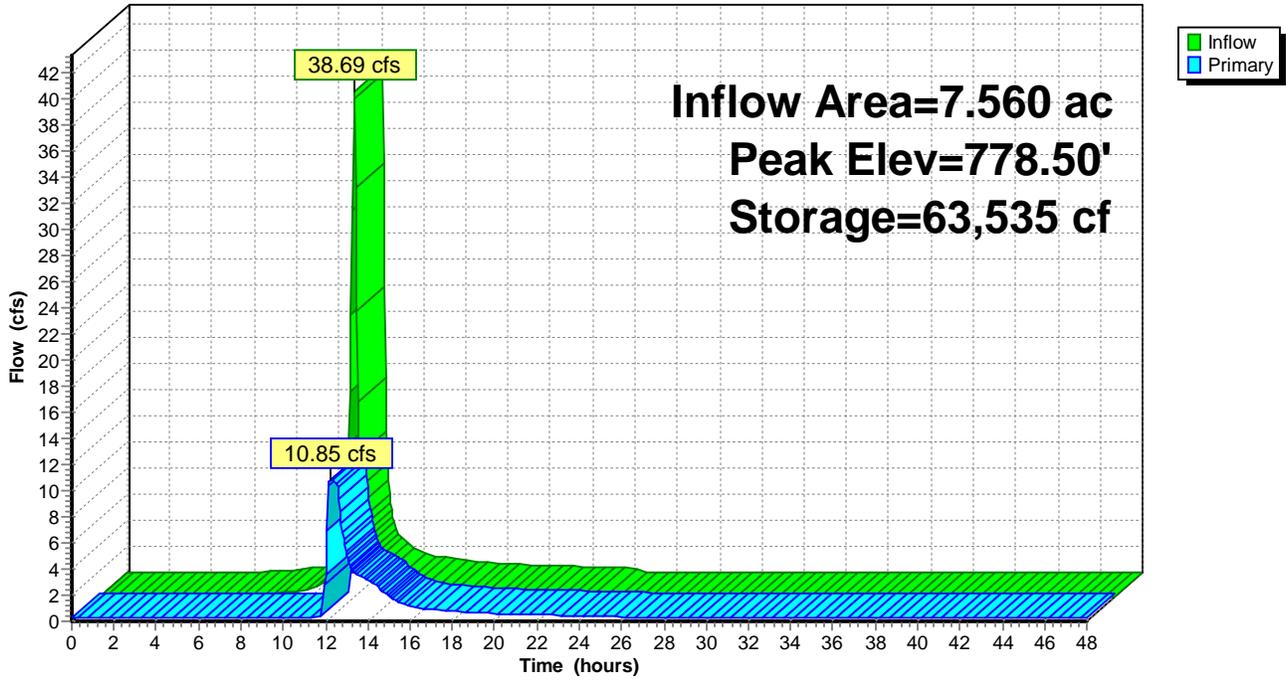
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=10.85 cfs @ 12.26 hrs HW=778.50' (Free Discharge)

- ↑ **1=Culvert** (Inlet Controls 10.85 cfs @ 8.84 fps)
- ↑ **2=Water Quality Orifice** (Passes < 0.43 cfs potential flow)
- ↑ **3=Orifice/Grate** (Passes < 4.62 cfs potential flow)
- ↑ **4=Orifice/Grate** (Passes < 3.35 cfs potential flow)
- ↑ **5=Orifice/Grate** (Passes < 3.35 cfs potential flow)
- ↑ **6=Orifice/Grate** (Passes < 3.35 cfs potential flow)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: Pond A

Hydrograph



Summary for Pond 9P: Pond A

Inflow Area = 7.560 ac, 46.96% Impervious, Inflow Depth = 4.34" for 100-Year event
 Inflow = 45.55 cfs @ 12.03 hrs, Volume= 2.736 af
 Outflow = 11.55 cfs @ 12.27 hrs, Volume= 3.095 af, Atten= 75%, Lag= 14.4 min
 Primary = 11.55 cfs @ 12.27 hrs, Volume= 3.095 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Starting Elev= 776.55' Surf.Area= 15,934 sf Storage= 28,706 cf
 Peak Elev= 778.94' @ 12.27 hrs Surf.Area= 20,875 sf Storage= 72,656 cf (43,949 cf above start)

Plug-Flow detention time= 429.2 min calculated for 2.436 af (89% of inflow)
 Center-of-Mass det. time= 244.8 min (1,047.6 - 802.7)

Volume	Invert	Avail.Storage	Storage Description
#1	774.50'	73,827 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.50	12,141	0	0
775.00	13,024	6,291	6,291
776.00	14,866	13,945	20,236
777.00	16,808	15,837	36,073
778.00	18,852	17,830	53,903
779.00	20,995	19,924	73,827

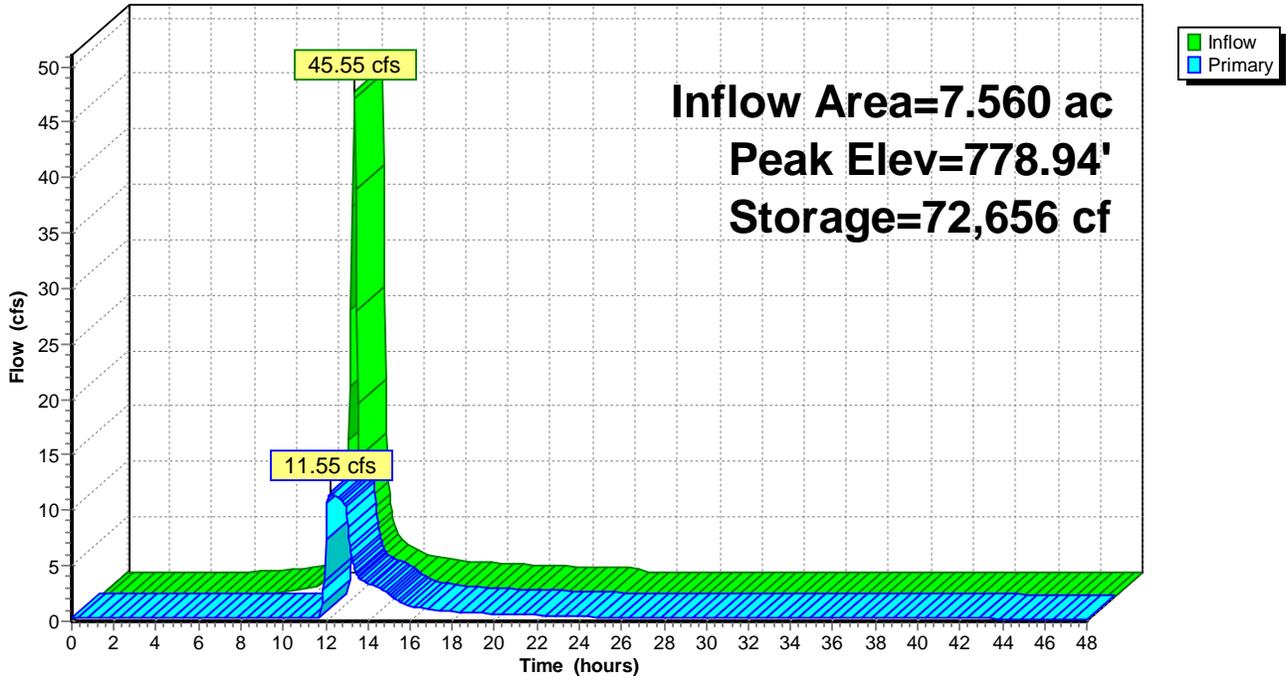
Device	Routing	Invert	Outlet Devices
#1	Primary	774.50'	15.0" Round Culvert L= 200.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 774.50' / 766.00' S= 0.0425 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	774.50'	2.9" Vert. Water Quality Orifice C= 0.600
#3	Device 1	777.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#6	Device 1	777.75'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#7	Device 1	778.75'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=11.54 cfs @ 12.27 hrs HW=778.94' (Free Discharge)

- ↑ **1=Culvert** (Inlet Controls 11.54 cfs @ 9.40 fps)
- ↑ **2=Water Quality Orifice** (Passes < 0.46 cfs potential flow)
- ↑ **3=Orifice/Grate** (Passes < 5.27 cfs potential flow)
- ↑ **4=Orifice/Grate** (Passes < 4.65 cfs potential flow)
- ↑ **5=Orifice/Grate** (Passes < 4.65 cfs potential flow)
- ↑ **6=Orifice/Grate** (Passes < 4.65 cfs potential flow)
- ↑ **7=Orifice/Grate** (Passes < 2.17 cfs potential flow)

Pond 9P: Pond A

Hydrograph



Summary for Reach 8R: Peak Outflow

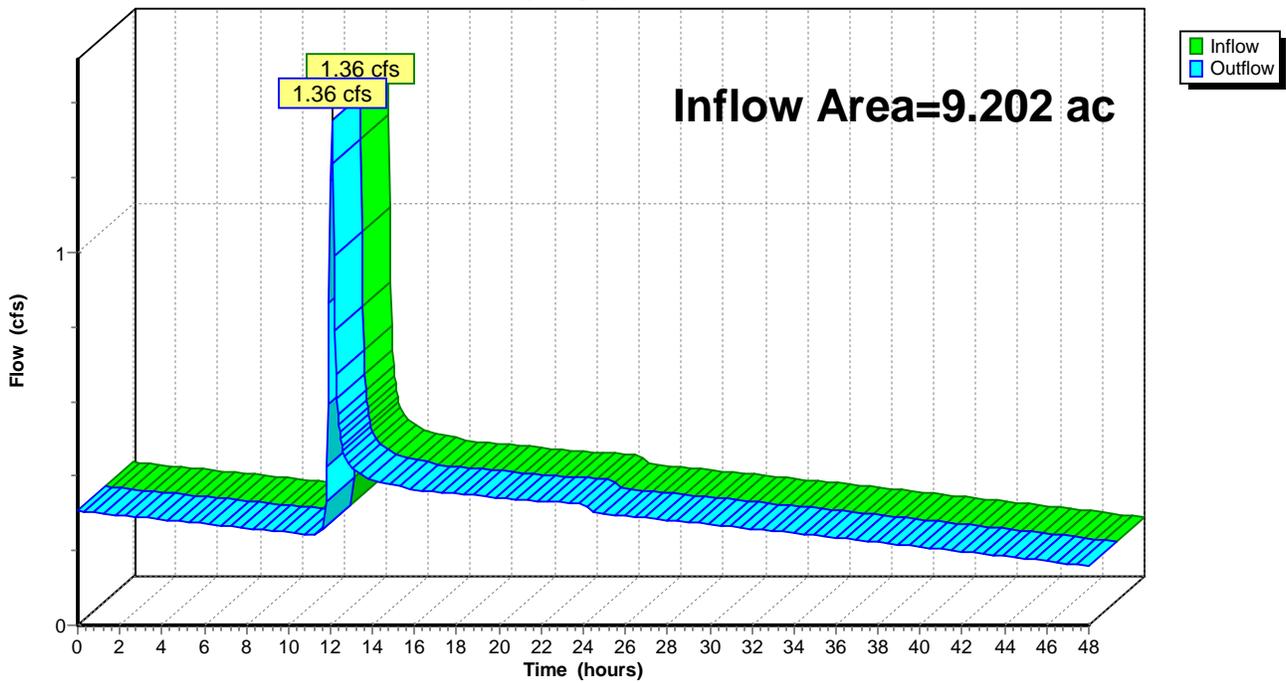
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 1.46" for 1-Year event
Inflow = 1.36 cfs @ 12.05 hrs, Volume= 1.119 af
Outflow = 1.36 cfs @ 12.05 hrs, Volume= 1.119 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Summary for Reach 8R: Peak Outflow

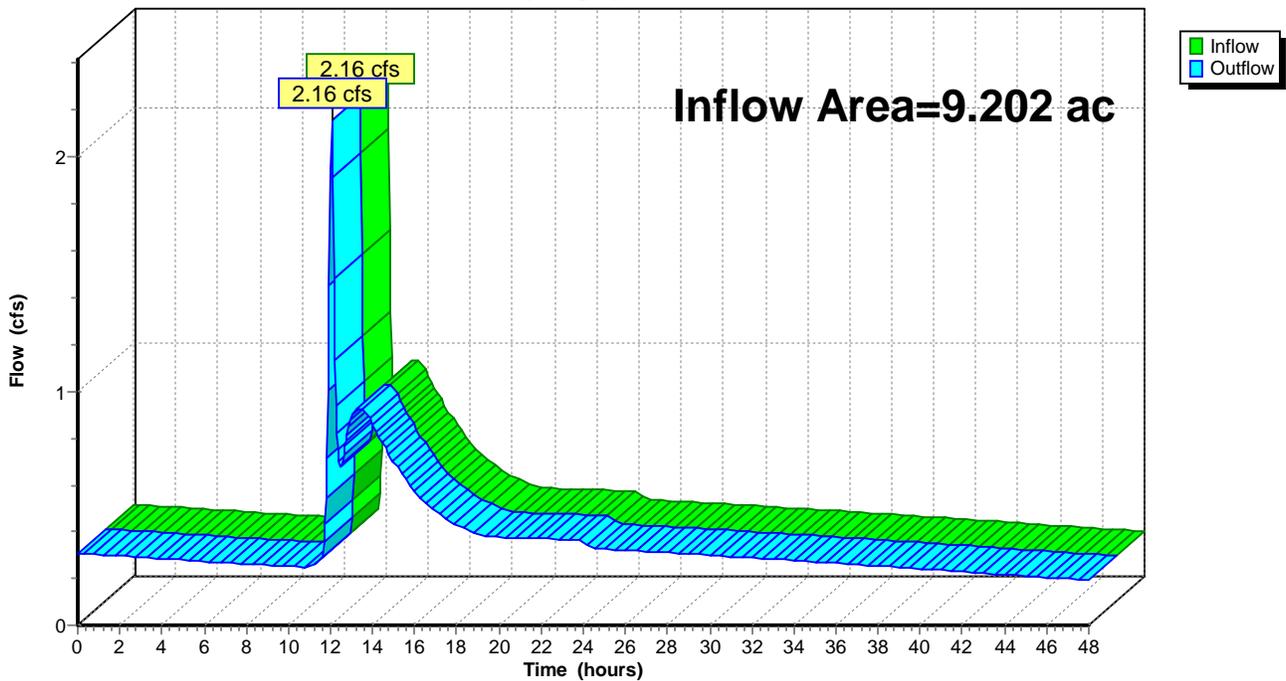
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 1.76" for 2-Year event
Inflow = 2.16 cfs @ 12.05 hrs, Volume= 1.353 af
Outflow = 2.16 cfs @ 12.05 hrs, Volume= 1.353 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Summary for Reach 8R: Peak Outflow

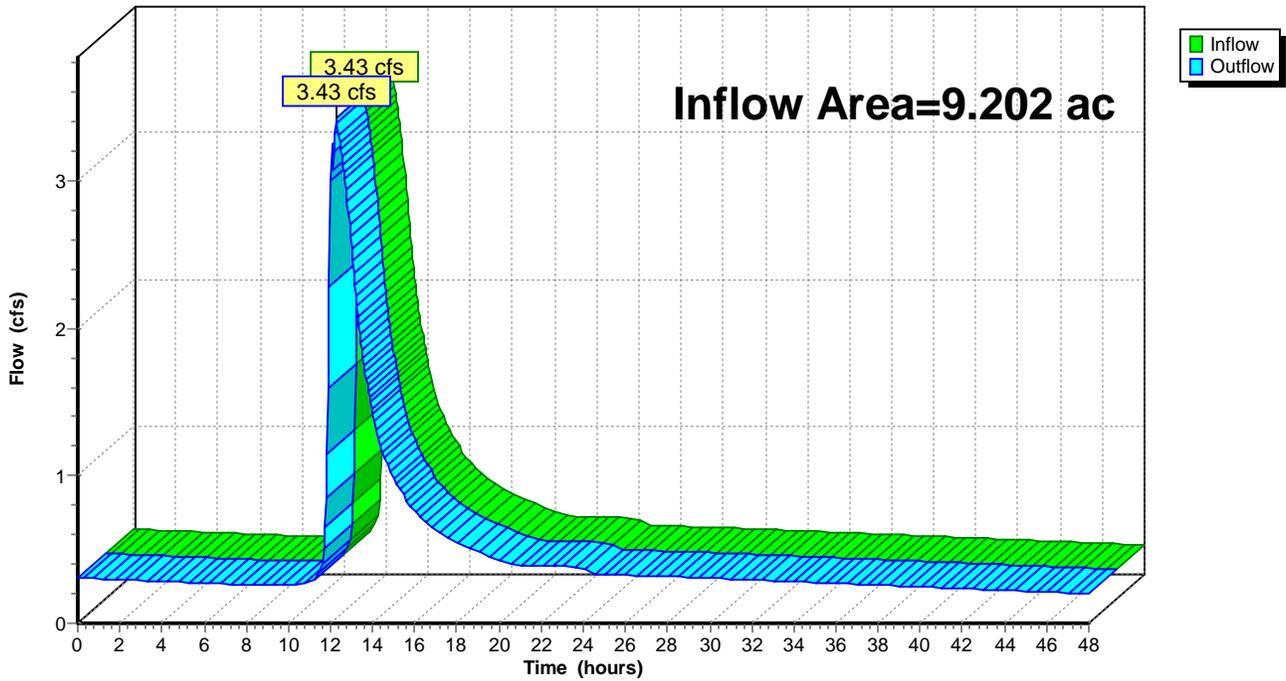
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 2.27" for 5-Year event
Inflow = 3.43 cfs @ 12.29 hrs, Volume= 1.737 af
Outflow = 3.43 cfs @ 12.29 hrs, Volume= 1.737 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Summary for Reach 8R: Peak Outflow

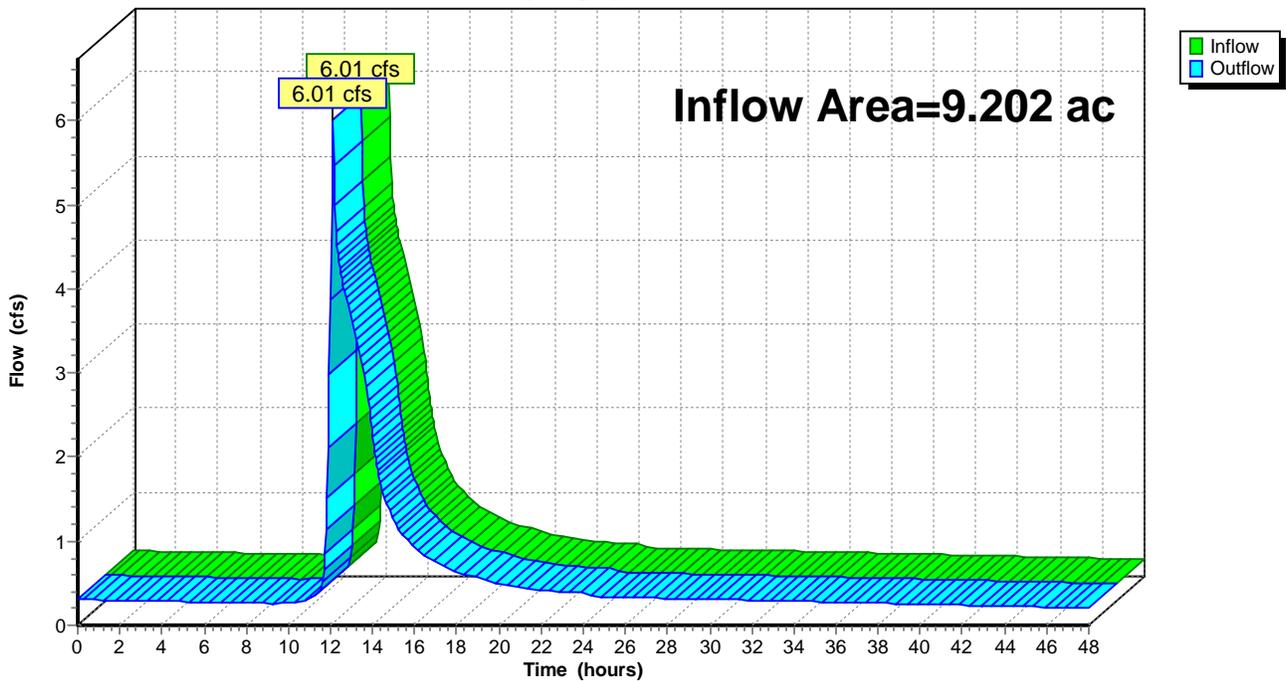
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 2.69" for 10-Year event
Inflow = 6.01 cfs @ 12.11 hrs, Volume= 2.059 af
Outflow = 6.01 cfs @ 12.11 hrs, Volume= 2.059 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Summary for Reach 8R: Peak Outflow

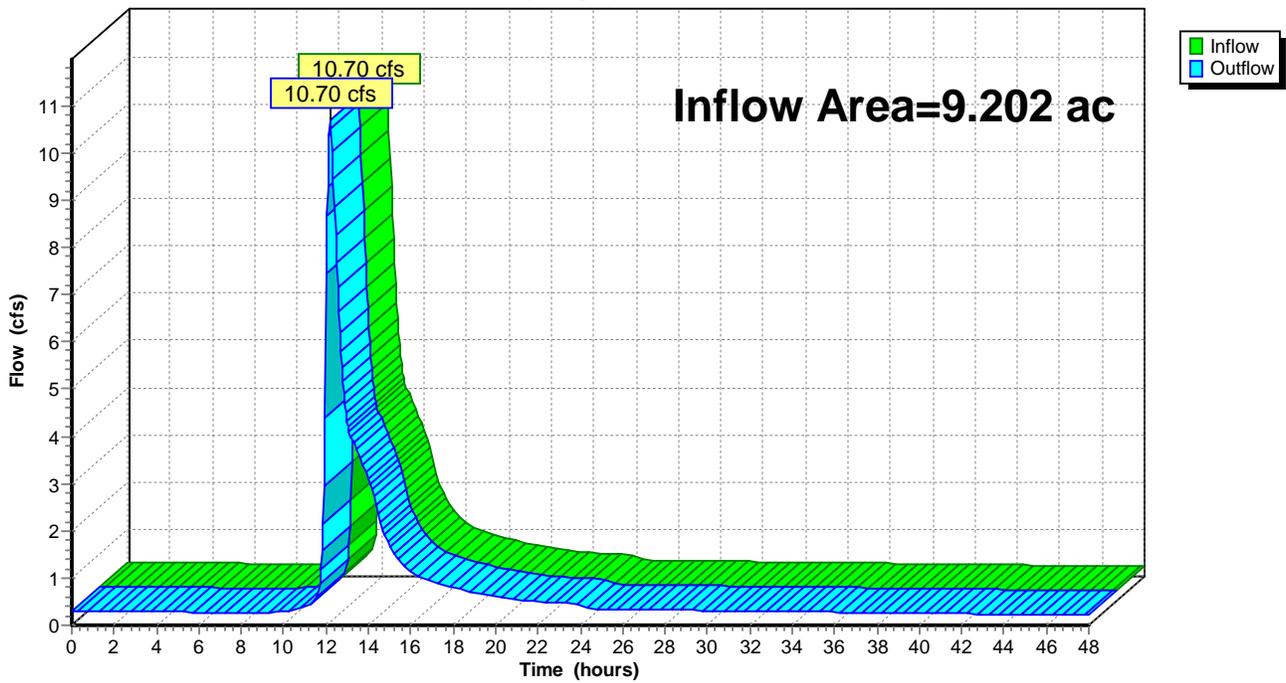
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 3.36" for 25-Year event
Inflow = 10.70 cfs @ 12.21 hrs, Volume= 2.578 af
Outflow = 10.70 cfs @ 12.21 hrs, Volume= 2.578 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Summary for Reach 8R: Peak Outflow

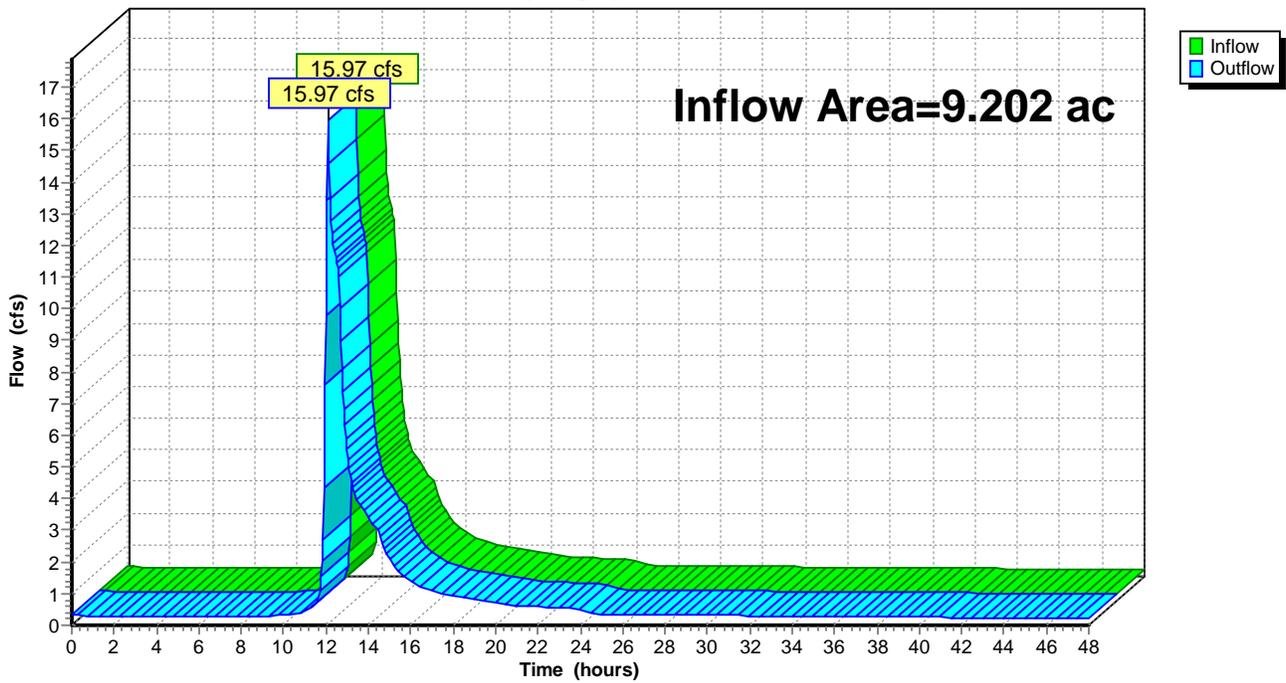
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 3.98" for 50-Year event
Inflow = 15.97 cfs @ 12.11 hrs, Volume= 3.052 af
Outflow = 15.97 cfs @ 12.11 hrs, Volume= 3.052 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Summary for Reach 8R: Peak Outflow

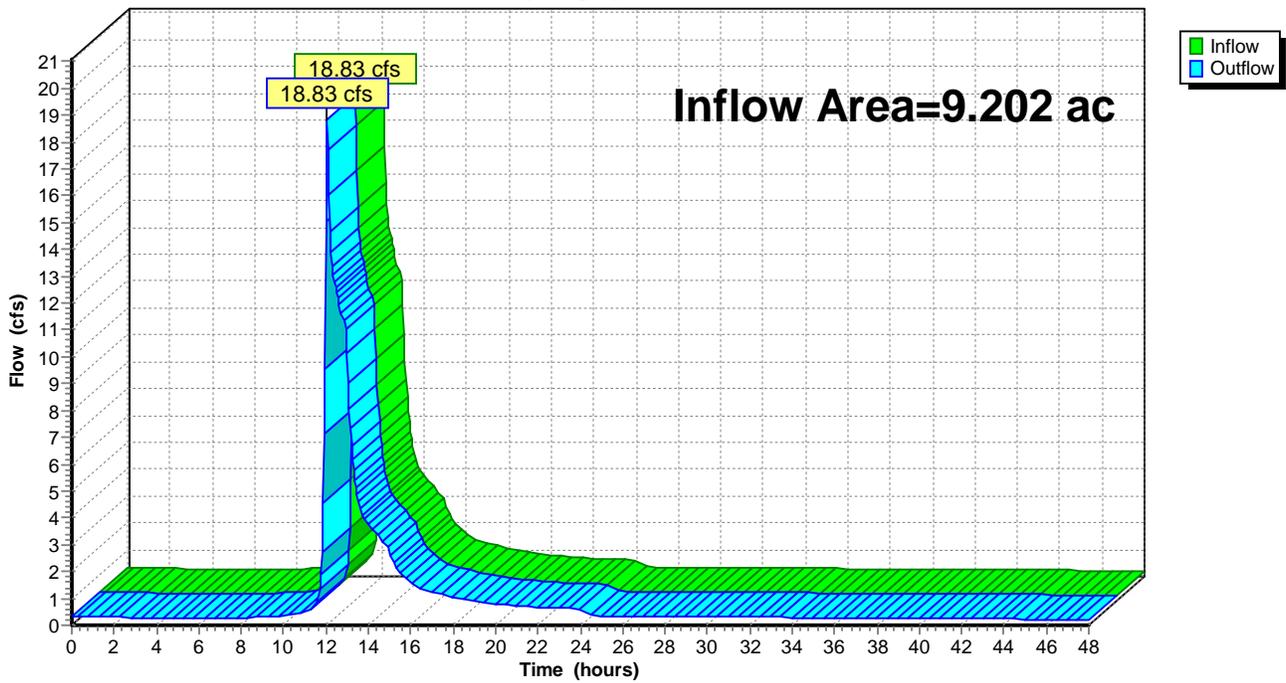
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 9.202 ac, 39.77% Impervious, Inflow Depth > 4.65" for 100-Year event
Inflow = 18.83 cfs @ 12.06 hrs, Volume= 3.565 af
Outflow = 18.83 cfs @ 12.06 hrs, Volume= 3.565 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 8R: Peak Outflow

Hydrograph



Village at Gantz Meadows, LLC

1. Property

The Village at Gantz Meadows ("Property") shall consist of an approximate 9.051 acre site with approximately 294.66 feet of frontage along Home Road and as is further described in Exhibit A-1: Description of 9.051 Acres for Triangle Real Estate Services.

2. General Provisions

- a. The provisions outlined within these development standards shall apply to the 9.051+/- acres of land as described in Exhibit A-1 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 Village at Gantz Meadows will be a residential neighborhood that shall contain a mixture of 4-unit and 6-unit attached condominium homes with a pool and cabana. There will be 56 units available.
- b. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

4. General Site Development Standards

- a. Entryway. An entry to the site will be located on Home 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 26 feet in width (as measured from front of curb), privately owned and maintained by the Condominium Association.
- c. Bike Path. A 6-foot wide asphalt bike path connection 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 the existing trail in Gantz Park to the site's entryway and the proposed private sidewalk within the subject property. That portion of the path which falls within the public R.O.W. 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 pool cabana of approximately 180 square feet and a pool (not less than 20' x 40'). 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.
- f. Construction/sales trailer. During the initial construction of the property, a temporary trailer will serve as both construction and sales center.
- g. Site lighting. Site lighting shall be provided along the internal private streets via a decorative post with lamp fixture. 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 cast directionally up or down. No light shall be cast horizontally, and lighting fixtures will be no taller than fifteen feet (15'). The final details for lighting fixtures and locations will be approved with the final development plan.
- h. Fencing. Fencing shall be limited to entry feature fencing, buffer privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- i. Retention Ponds. Retention ponds shall comply and constructed in accordance with Grove City's Public and Private Pond Design Criteria.
- j. Screening, Tree Survey, and Tree Preservation
 - i. Developer shall pay the Urban Forestry fee of \$6 per lineal feet of curb/street pavement for the entire plat, to the City Community Environmental Fund. Trees will be installed and maintained 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 Home Road and I-270.

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 screening and buffering in accordance with Section 1136.07.
2. Existing healthy trees located within ten (10') feet of the site's perimeter (measured from the property line) 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 shall meet Grove City standards in accordance with Chapter 1136. 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 six feet (6') for evergreens, two (2") caliper for deciduous and thirty-six inches (36") for shrubs at the time of installation.
- iii. Two trees shall be provided per residential unit. 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.
- k. Parking.
 - i. Each 4-unit building will provide a min. 4 garage spaces and 8 surface spaces, each 6-unit building will provide a min. 7 garage spaces and 8 surface spaces.
 - ii. Additional parking shall be provided at the clubhouse (3 spaces) and at other locations (8 spaces) as shown on Exhibit B - Preliminary 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 in two phases, 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 ten foot (10') building and parking side yard setback from east and west property boundary.
- ii. There shall be a thirty foot (30') building and parking setback from the north property boundary.
- iii. There shall be a 40' building and parking setback from the south property boundary.

b. Building Standards.

- i. The minimum living area (finished space) of each home shall not be less than 650 square feet.
- ii. The maximum height of any building shall be 25 feet above grade.
- iii. All architectural features shall be as described below or as depicted on the Final Development Plan.

8. Building Design.

- a. The exteriors of the buildings shall include any of the following unless equivalents are approved by the Grove City Building Division during the building permit process:
 - i. Vinyl siding (lap & shake) and trim
 - ii. Aluminum or vinyl soffits and fascia
 - iii. Cultured stone
 - iv. Brick
 - v. Single hung, Low-E vinyl windows
 - vi. 25 Year, dimensional architectural shingles
 - vii. 1 and 2-car garage doors

- viii. Faux shutters
 - ix. Dormers
 - 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 tones 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. Garages. All dwellings shall have an attached one or two-car garage.
- d. Accessory Structures. No detached garages, sheds, or other accessory structures shall be permitted.