AMERICAN
STRUCTUREPOINT
INC

2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 FAX 614.901.2236

www.structurepoint.com

M E M O R A N D U M

RECEIVED
JUL 27 2015
GC PLANNING COMMISSION

DATE: July 27, 2015
TO: Kimberly Shields
FROM: Oliver Damschroder
RE: Ashwood Glen Development Plan Comment Responses
CC: Jim Frey, Shawn Goodwin, Grove City Planning Commission

Kimberly,

Below you will find our responses to the Scioto Meadows Development Plan comments received on June 16, 2015.

Development Plan

1. Based on the number of units proposed, 2.3 acres of dedicated open space is required within the development. This open space must be exclusive of roads, sidewalks, entrance feature areas, or any landscape area without recreational amenities. The open space calculation on sheet C001 should be updated accordingly and open space marked on plans.

   2.3 acres of dedicated open space has been provided. Sheet C001 shows the area and the development standards table on this sheet has been updated accordingly.

2. Staff recommends locating a large open space at the northeast portion of the site, adjacent to the City's Scioto Meadows Park. This open space should be open to the roadway and not located behind a residential structure. Staff recommends removing building D from plans to create this open space and to eliminate the driveway currently proposed to terminate at the City's park.

   In the Northeast corner, a large area has been dedicated to open space, including a sidewalk and gazebo.

3. In order to closer match the character of the existing Village at Scioto Meadows; garages should be located off the rear of structures. Buildings should be shifted closer to the road (15-20' setback from street) with sidewalks and landscaping between the structure and the road.

   Rear entry garages units have been provided for Buildings F, G, H and J.

4. Sidewalks should be installed along all roadways and should connect to the sidewalks in the existing Village at Scioto Meadows development. Connectivity should also be provided to Scioto Meadows Park to the east.

   Four foot wide sidewalks will be installed along West River Drive and Lakeview Drive East which connects to the existing Village at Scioto Meadows development. The owner would prefer to not provide a sidewalk connecting to Scioto Meadows Park due to security concerns..

5. An access easement should be recorded over West Water Drive as this drive will act as access to both the proposed development and the existing Village at Scioto Meadows. Easements should also be recorded over Lakeview Drive West and Pondview Drive within the existing Village at Scioto Meadows development as these roads will likely be utilized by residents of the proposed development.

   Draft easement descriptions and exhibits have been provided with this submittal. Agreements are currently being discussed between Redwood and Scioto Meadows Condo Association.

6. Staff is not supportive of proposed setbacks from the road or between buildings in a number of areas throughout the site. Buildings F and J are setback less than 12' from the road. Building G measures less than 10' from the road. These distances should be increased to at least 15' with a sidewalk and landscaping between the building and street. All buildings should have at least 20' of separation between them. Building F should be at least 20' from the existing building in the Village at Scioto Meadows.

   Complied

7. Additional landscaping should be installed along the eastern property boundary to screen the proposed development from the existing single family homes on Scioto Meadows Blvd.

   Additional plant material has been provided adjacent to the single family home lots along the eastern property line.

8. Details for the proposed entry sign (sheet SD1.0) should be given including dimensions, material and color. Details should be submitted for street lighting. Fixtures should match those utilized in the existing Village at Scioto Meadows development. The location of fixtures should be indicated on plans.

   Additional dimensional information has been provided on detail #6 on

SD1.0. Six street lighting will be provided and will be similar to what currently exists at the site.

9. The proposed building and unit styles should be clarified and elevations and color renderings should be submitted for all building types. Only three building type elevations were submitted (Type 2, Haydenwood, and Type 7); however five unit styles are listed on sheet C001. Furthermore, there is discrepancy between the "Unit Style Information" chart and the "Project Information" chart. "Type 2" is listed under Project Information but not in Unit Style Information.

   Additional unit type information added to architectural building floor plan and elevation sheets as follows:

Forestwood	(Type 2D1 & 2D2)
Meadowood	(Type 2F)
Summerwood	(Type 2J)
Haydenwood	
Type 'A'	

10. Details including square footage and number of bedrooms should be submitted for each unit type.

    Additional unit type information added to architectural building floor plan and elevation sheets.

11. Elevations should be submitted for the proposed leasing office.

    Leasing office elevations and floor plan indicated on sheet A1.5

12. The height of buildings should be marked to the highest elevation on building elevations.

    Building heights added to architectural building floor plan and elevation sheets.

13. Exterior finishes (material and color) should match closely to the existing Village at Scioto Meadows to create a more compatible development.

    Ashwood Glen will utilize a varied exterior material color pallet to distinguish itself from the adjacent development.

14. Shingles should be 25 year dimensional architectural shingles.

    30 year dimensional architectural shingles are to be utilized.

15. A separate 8.5X11" sheet should be submitted with details (color and manufacturer) of all proposed exterior materials.

    See attached sheet.

16. A project material board should be submitted with samples of all proposed exterior materials.

    Project material boards provided.

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

Comments not received

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

17. 1136.05(b): Tree Inventory needs to be done on the property of existing trees; if trees are to remain during construction, a tree preservation plan needs to be shown as part of the development plan (1136.10).
    A note has been added to the Plant Installation Notes section of L1.0

18. 1136.08 Screening of Service Structures: there needs to be a note on the landscaping plan stating that all structures (including A/C units) shall be screened per this code and shown on the plans if it is known where these units will be located.
    A note has been added to the Plant Installation Notes section of L1.0

19. 1136.09 (a)(1): Multifamily dwellings are to include 2 trees per unit. Trees used for screening purposes cannot be used to fulfill this requirement.
    L1.0 identifies trees being allocated to meet the 2 per unit requirement with a hatch pattern. 2 trees per unit have been provided.

20. 1136.09(d): Tree Planting typically needs to read that 50% of the wire cage and burlap will be removed from the rootball of the tree along with all roping or twine.
    Tree Planting details have been modified to reflect the desired notation.

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

21. Clarify the easements on the project site and on the adjacent site. Some storm sewers are shown in easements, others are not. Per Development Application Checklist Item 8.
    Complied

22. Provide IN numbers for all existing easements on the subject parcel or on the adjacent parcels that affect the subject parcel. (i.e the drainage easements).
    Complied

23. Show the location of mechanical equipment located on the exterior of buildings. Per Application Checklist Item 15.
    Residential style air conditioning units indicated on architectural building floor plan and elevation sheets.

24. Label the grades of all gravity pipes. Per Application Checklist Item 16.
    Complied

25. Coordinate with the Jackson Township Fire Department to confirm that their equipment can navigate the site.

    Tammy Green from the Jackson Township Fire Department has received the plans and we are awaiting confirmation.

26. Provide information on how trash will be handled on the site. Will there be a centralized dumpster or will each unit have its own trash can?

    Trash will be handled by curbside pickup for each unit.

27. Clarify what is planned for the roads on the site. Will the curbs be replaced and the road repaved?

    New curb will be placed along Lakeview Drive North and the East side of Lakeview Drive East. The road will be repaved along a similar section. The plans have been updated with more detail regarding this subject, including a typical pavement section.

28. 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. Include any materials from the previous design that will be referenced with the proposed development and retro-fitted stormwater control structure.

    The proposed site will comply with City and OEPA standards. A thorough field survey of the existing pond outlet structure will need to occur, but we are planning on modifying the outlet to meet current water quality and detention standards.

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

Comments not received

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

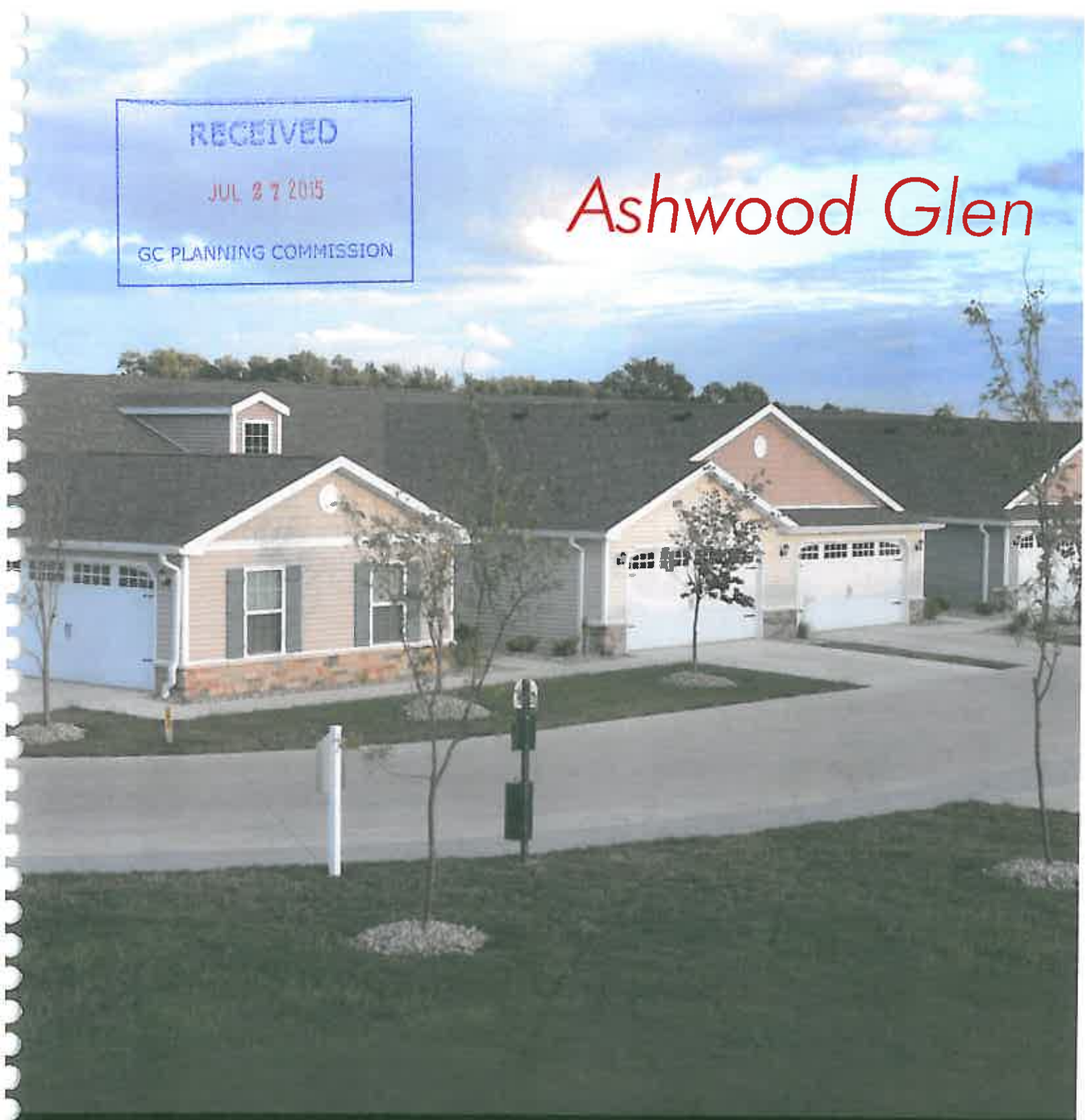
Comments not received

Very Truly Yours,
American Structurepoint, Inc.

Oliver Damschroder, LEED AP
Project Manager

RECEIVED
JUL 27 2015
GC PLANNING COMMISSION

Ashwood Glen



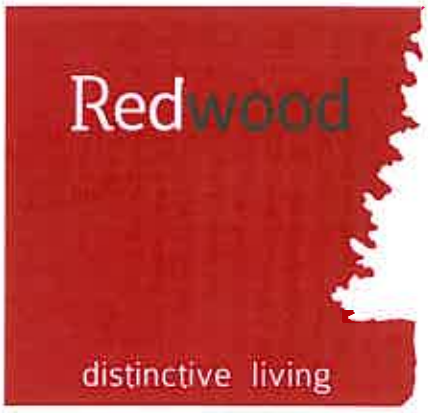
Revised Development Plan Submittal

Grove City, Ohio
July 27, 2015

Redwood
distinctive living

www.byRedwood.com

Developer



Jim Frey
Senior Vice President

23775 Commerce Park, Suite 7
Beachwood, Ohio, 44122
(216) 360-9441

Design Team

POD design

Todd Foley
100 Northwoods Blvd, Suite A
Columbus, Ohio, 43235
(614) 360-3055

AMERICAN STRUCTUREPOINT INC.

Shawn Goodwin, PE
Regional Services Director
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
(614) 901-2235

mann architects

James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

Table of Contents

Project Summary 1

Company Profile 3

Application 12

Architectural Features 15

Plan Exhibits 19

- *Illustrative Development Plan*
- *Development Plans*
- *Landscape Plans*
- *Building Elevations*
- *OEPA Water Quality Memo*

Project Summary

Redwood Living would like to bring our beautiful apartment homes to Grove City.

Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO Steve Kimmelman puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Grove City because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Stars" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

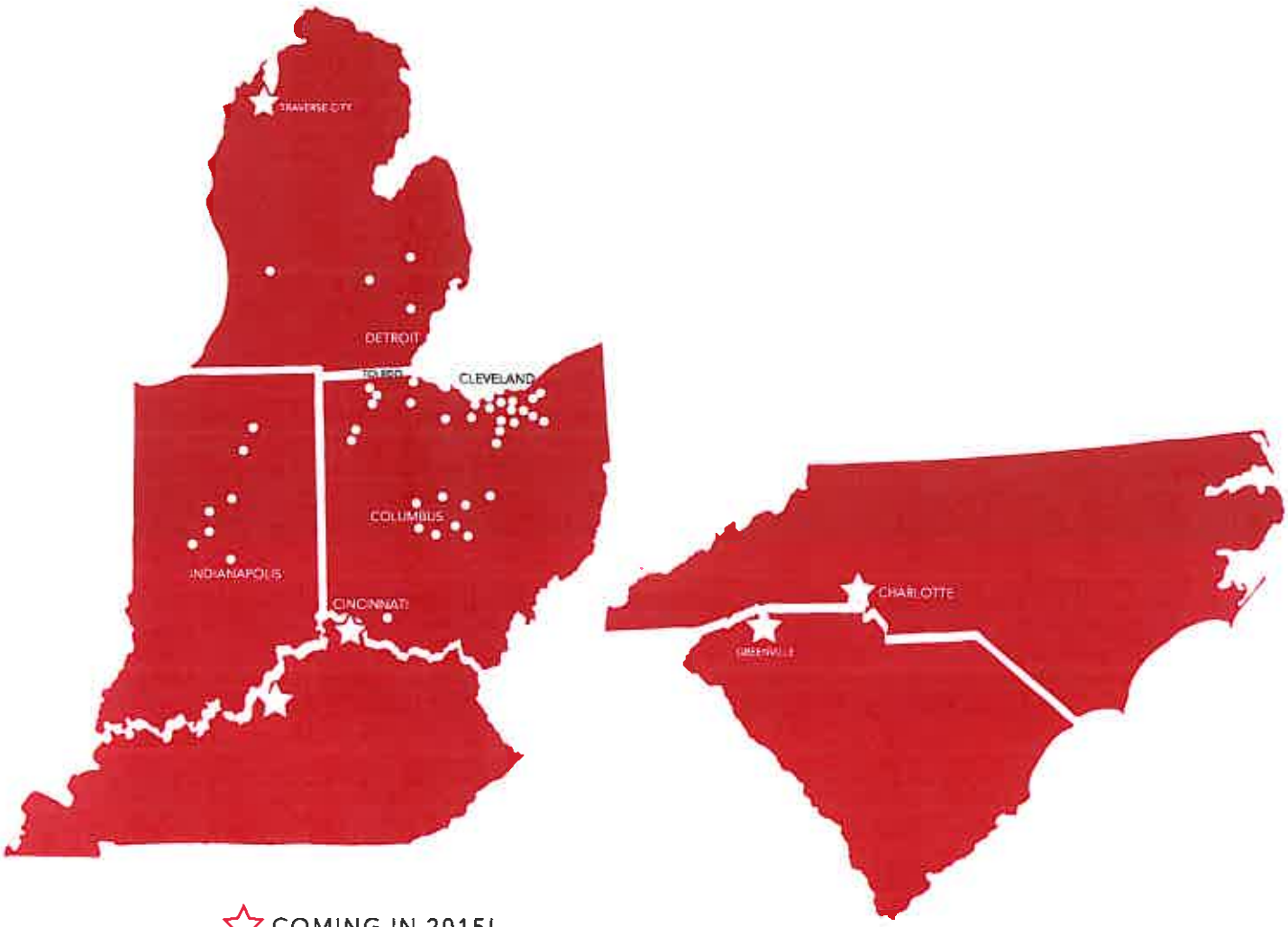
We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.

Redwood Communities: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 4,500 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



☆ COMING IN 2015!

Redwood Community Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no 'ribbon' parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios

Redwood Community Exteriors

- All communities use extensive landscaping
- Attention to details throughout the neighborhood

Redwood Community Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large eat-in kitchens
- Vaulted ceilings
- Large windows for abundant natural interior light

Redwood Community Interiors

- Quality finishes that include maple cabinets, vaulted ceilings, crown moldings, updated floor coverings and lighting fixtures
- Washer and dryer hook-ups in every home
- Very energy efficient construction; energy star certified

Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters
- Those who can afford $1200-$1500 rent
- Our design and features generate long-term residents

Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans

Why Redwood is Good for Grove City:

- Appeals to older residents and empty nesters who want to stay in the community but don't want to deal with maintenance issues
- Provides a distinctive condo-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services (i.e. police, etc.)

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

DEVELOPMENT PLAN
APPLICATION
FEE $300.00

Date Submitted 6/1/15

PROJECT INFORMATION

PROJECT NAME	Scioto Meadows
PROPERTY LOCATION/ADDRESS	6524 Jackson Pike (per Franklin County Auditor)
PARCEL TAX ID #	040-008543
EXISTING ZONING: PUD-R	PROPOSED ZONING: PUD-R
PROPERTY OWNER(S)	NANY Grove Real Estate, LLC (SABAL FINANCIAL, ATTN: MIKE EVANISKO
MAILING ADDRESS	4675 MacArthur Ct. 15th Floor Newport, CA 92660
DAYTIME TELEPHONE: (949) 255-2679	FAX NUMBER: ( )
E-MAIL: mike.evanisko@sabalfin.com	

APPLICANT/AGENT

NAME OF APPLICANT	James Frey - Redwood Acquisitions, Inc.
MAILING ADDRESS	23775 Commerce Park, Suite 7, Beachwood, OH 44122
DAYTIME TELEPHONE: 614 206-1123	FAX NUMBER: 216 360-9443
E-MAIL: JFREY@by Redwood.com	
DESIGNATED CONTACT PERSON: Jim Frey	DAYTIME TELEPHONE: 614 206-1123

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

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

Signature of Applicant: SRUP Date: 5/29/15

Signature of Owner _____ Date _____

FOR OFFICE USE ONLY

DATE RECEIVED	PAYMENT RECEIVED
DATE SCHEDULED FOR PC	
PROJECT ID #	

CHECK #
INCLUDED
NO
ACTION
APPROVED

See Original Copy Filed with Grove City

THE CITY OF GROVE CITY

DEVELOPMENT PLAN APPLICATION CHECKLIST

Please submit eighteen (18) copies of the following information in addition to the $300.00 Development Plan fee no later than 4:00 PM two (2) weeks prior to the Planning Commission meeting you wish this application to be considered. Please be advised that plans must be folded and no application shall be considered complete without the proper fee.

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

___ 1. A title block in the lower right hand corner containing:
- "Development Plan"
- Project Title and City Project No.
- Name and address of Owner
- Date

___ 2. Location Map.

___ 3. North Arrow (up or to the left)

___ 4. The property dimensions and boundary lines of the site, including total acreage and /or total square footage of site and the approximate distance to the nearest cross street.

___ 5 All existing or proposed building locations on or adjacent to the property including existing structures per the BOCA and Ohio Fire Code as well as access points on and adjacent to the property. (Chap. 1511)

___ 6. All setbacks and building lines. (Chap. 1135.10)

___ 7. All existing public streets or private drives with street names, right-of-way and pavement width, median openings and all turn lanes. (Chap. 901)

___ 8 All railroad and utility right-of-ways and / or easements, parks or other public/open spaces and corporation lines within or adjacent to the tract.

___ 9. Proposed areas of dedication, if necessary, including streets, alleys, easements, or reserves by deed covenant with the condition proposed to the tract. (Chap. 1141.01a)

___ 10. Points of ingress / egress to the property including design and spacing of driveways in accordance with Chapter 1105 of the Codified Ordinances.

___ 11 Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features. (Chap 1136)

___ 12. Parking area including number and layout of spaces, aisle width, garbage pick-up location (including privacy fencing around dumpster, area, with gates), per Ohio Fire Code and handicapped parking spaces. (Chap. 1136, 1511)

___ 13 Screening walls and location, type of scre[illegible], masonry, or privacy fencing (Chap. 1136.08)

___ 14. Indicate all are[illegible] quare footage of landscaped areas i[illegible]

___ 15 [illegible] (HVAC, Exhaust Vents,

See Original Copy Filed with Grove City

___ 16. Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract, or that will be used in developing the tract, indicating pipe sizes, grades, and locations including fire hydrants existing and proposed (Chap. 953, 939, 1101)

___ 17 All proposed water and sewer lines with sizes indicated and location of valves, fire hydrants, manholes, and other appurtenances or structures shown (Chap 953, 939, 1101)

___ 18. All proposed or existing water and sewer connections, meter locations, size of meters, with meter and /or detector check valve vaults indicated. (Chap 1101, 1103, 1133, 1307)

___ 19 Finished floor elevation of proposed or existing structures on the site referenced to sea level datum (Chap 1101, 1103, 1133, 1307)

___ 20. Existing and proposed contours of the tract in intervals of one foot or less, referenced to sea level datum (Chap. 1101.05g)

___ 21 Proposed or existing on and offsite inlets, culverts or other drainage structures (Chap 1322, 1323)

___ 22 Proposed signage for the entire site to include permitted square footage of all signs and permitted height and location of pole signs. (However, separate application for signage must be approved and sign permit issued.) (Chap. 1101.08)

___ 23. Proposed area lighting showing detail of each fixture and height. (on building and around parking area) (Chap 1139 03)

___ 24 Zoning of the property as it now stands and the proposed zoning (Chap 1101)

___ 25. Proposed use of the site or buildings. (Chap. 1101.08)

___ 26. Storm water retention in accordance with section 1101.05 (g).

___ 27 Size of the building in square feet See Table 1135 10-I, 1135 12-II and 1135 14- III

___ 28 Height of all structures including site lighting poles (Chap 1101)

___ 29. Number of living units, by number of bedrooms, if applicable. (Chap. 1135 10(g)(7))

___ 30 A certificate by a registered land surveyor or engineer that the premises covered by the plan have been surveyed, that the plan is correct, and that the monuments shown on the plat will be set in accordance with Section 1101.051

___ 31 Color rendering for all elevations or facades of building with proposed materials and colors Rendering must be 11 x 17 foldable sheet(s).

___ 32. Compliance to National Flood Insurance Program Community Panels No. 390173-0001 through 4. Show 100-year flood plain. (Chap. 1329)

___ 33 Site plan to be signed by an engineer or surveyor registered in the State of Ohio (Chap 1101 05)

___ 34 Signature block as follows:

City Administrator	_____
Service Director	_____
Review for the City of Grove City Jack-	_____
	_____

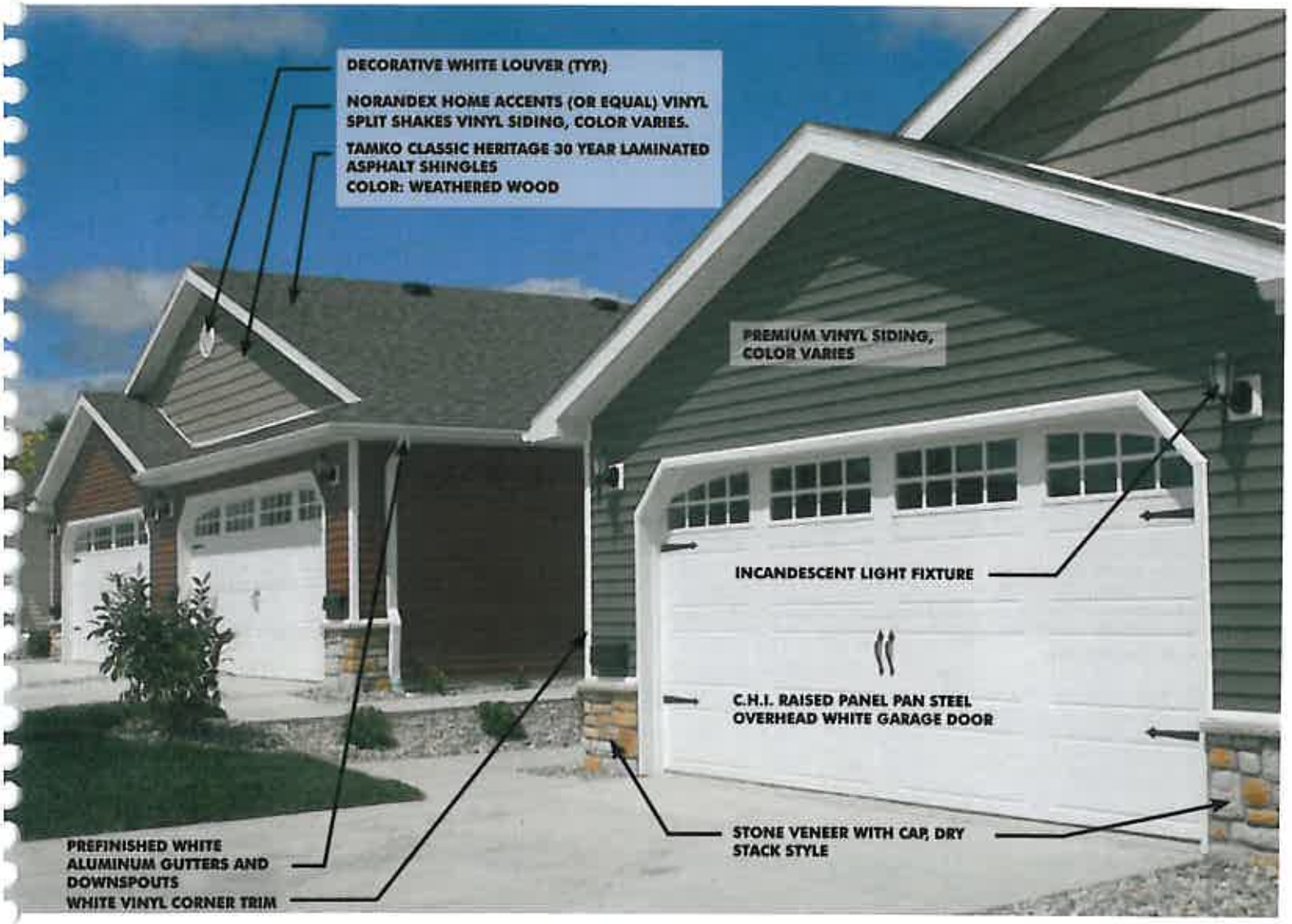
___ 35 Compliance with ... Codified ... pplicable, Chapter 1138 of the

___ 36 ...h.

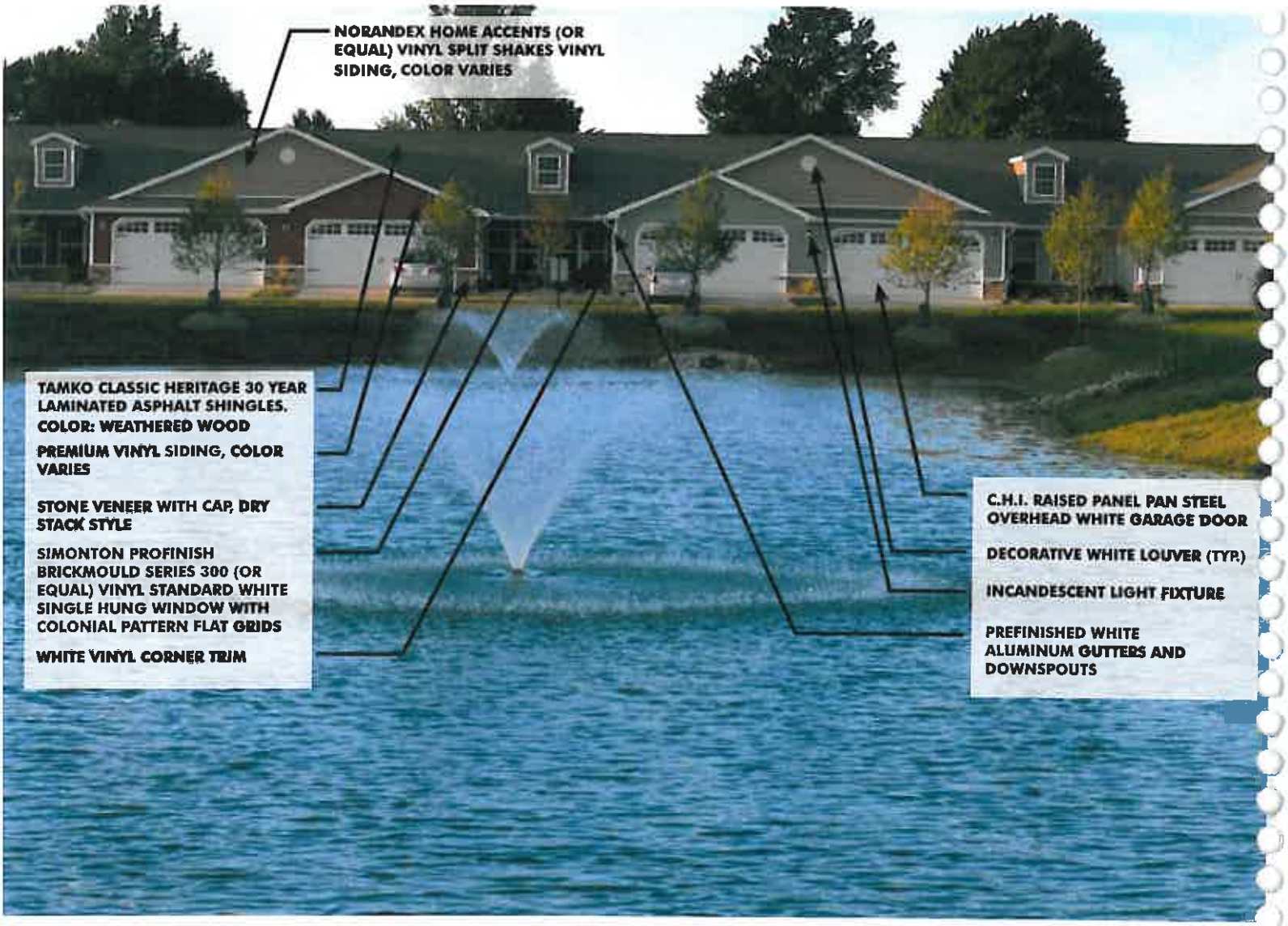
...ission of the ENTIRE site plan.

See Original Copy Filed with Grove City

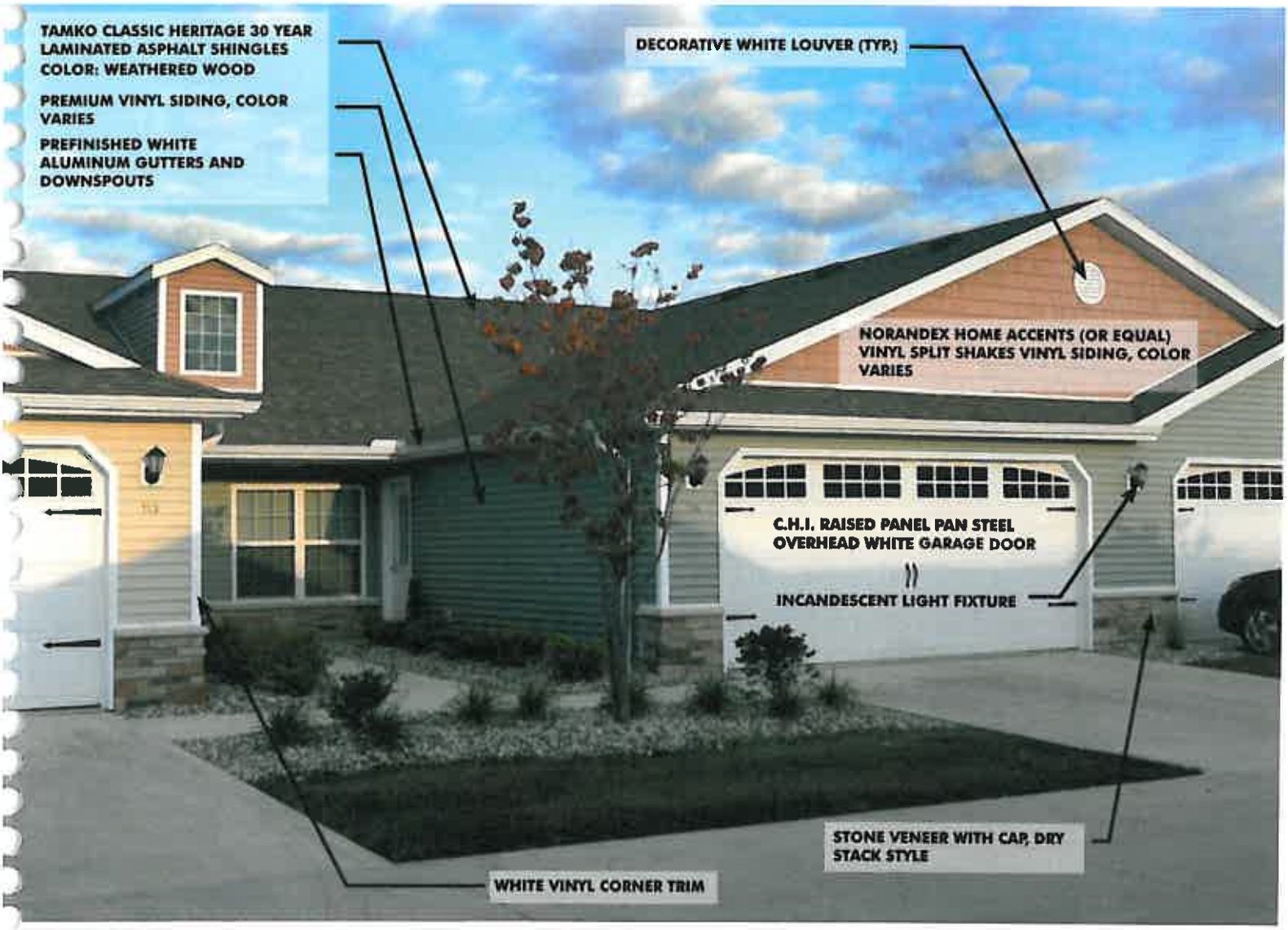
Architectural Features



Architectural Features



Architectural Features



Architectural Features

Stone Water Table with Cap

Premium Vinyl Siding Colors

- *Firebrick*
- *Ivy*
- *Sand*
- *Sierra*
- *Sandstone*
- *Wheat*
- *Tan*

Plan Exhibits

- *Illustrative Development Plan*
- *Development Plans*
- *Illustrative Landscape Plans*
- *Building Elevations*
- *OEPA Water Quality Memo*

Ashwood Glen Illustrative Development Plan | 07.27.2015

POD design landscape architecture | planning | urban design
Red
AMERICAN STRUCTUREPOINT INC
mann architects
Columbus: 100 Northwoods Blvd. Suite A Columbus, Ohio 43235 p614.255.3399
Cincinnati: 10816 Millington Court Suite 118 Cincinnati, Ohio 45242 p513.256.1249

CITY OF GROVE CITY, OHIO
DEVELOPMENT PLAN
FOR
THE VILLAGE AT SCIOTO MEADOWS
1999

NOTES

Current City of Grove City Zoning is PUD, Planned Unit Development.

Site Area: 23.726 Acres = 1033523 Sq. Ft.

Density: (4 units * 42 bldg.) / 23.726 acres = 7.1 units per acre.

All buildings contain 4 dwelling units each. Each dwelling unit consists of 2 bedrooms.

PARKING
–Required = 42 bldg. * 4 units per bldg. * 2 spaces = 336 spaces
–Provided = 168 enclosed + 175 surface (2 handicap) = 343 spaces

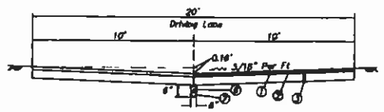
All roads shall be private.

Parallel parking spaces shall be 9'x22' minimum. Head–in parking spaces shall be 10'x20' minimum. Handicap spaces shall meet ADA requirements.

A white, three board fence will be erected along the entire perimeter of the site. Fencing, identification signage and landscaping will be used at both project entry points.

SANITARY SEWERS: All 8 inch diameter sanitary sewers shall be designed at 0.45% minimum grade. All 10 inch diameter sanitary sewers shall be designed at 0.25% minimum grade.

STORM WATER MANAGEMENT
–Detention Required: 2.4 acre–feet
–Detention Provided: 3.6 acre–feet

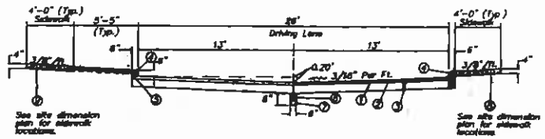


No Parking will be allowed on Pondview Drive or Sentry Loop. This is to be signed as such when the project and sites stated in the condominium documents.

SECONDARY DRIVE

TYPICAL SECTION 20' WIDE PAVEMENT

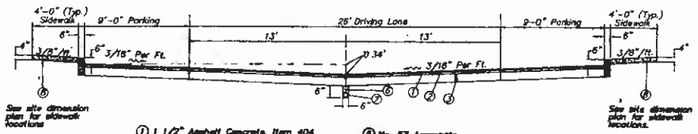
NO SCALE



MAIN LOOP DRIVE

TYPICAL SECTION 27' WIDE PAVEMENT (26' F/Face Curb)

NO SCALE

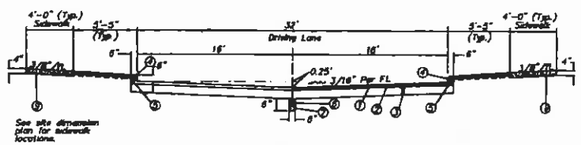


1. 1 1/2" Asphalt Concrete, Item 404
2. 1 1/2" Asphalt Concrete, Item 402
3. 8" Aggregate Base, Item 304
4. 8" Extruded Concrete Curb, Item 609
5. Adhesive Tack Coat (under extruded curb), Item 407
6. No. 57 Aggregate
7. 4" pipe Underdrain (continuous along centerline of pavement, to be tied into storm drainage structures)
8. Integral Curb & 4" Concrete Sidewalk
9. 4" Concrete Sidewalk

MAIN LOOP DRIVE

TYPICAL SECTION 26' WIDE PAVEMENT & 9' WIDE PARALLEL PARKING

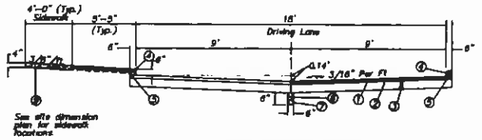
NO SCALE



EAST ENTRANCE DRIVE

TYPICAL SECTION 33' WIDE PAVEMENT (32' F/Face Curb)

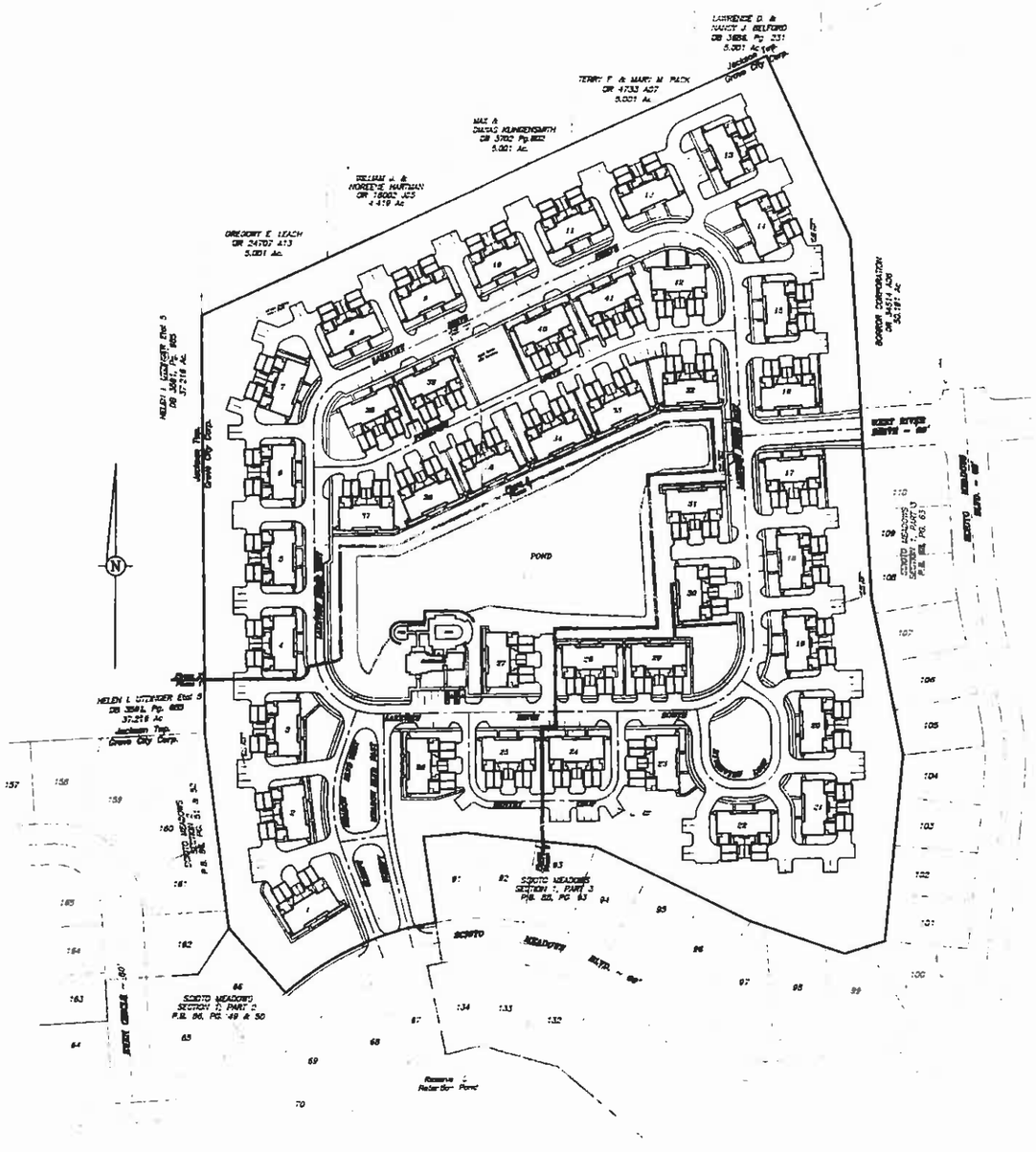
NO SCALE



SOUTH ENTRANCE DRIVES

TYPICAL SECTION 18' WIDE PAVEMENT (16' F/Face Curb)

NO SCALE

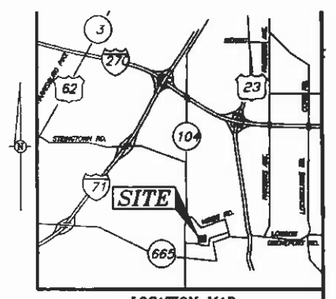


Phase 1 – 6.524 Acres
Phase 2 – 17.202 Acres

INDEX MAP

0 100 200

SCALE: 1 INCH = 100 FEET



LOCATION MAP

No Scale

I hereby certify that this drawing correctly depicts the result of a boundary and topographic survey performed under my responsible supervision in January 1999. All corner monuments have been set.

George W. Schweitzer, P.E., P.S. — 3-12-99 Date
Ohio Professional Engineer No. 53903
Ohio Professional Surveyor No. 6736

Approvals. Signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plans.

City Administrator, City of Grove City, Ohio — Date

Service Director, City of Grove City, Ohio — Date

Review for the City of Grove City, Ohio — Date

Chief, Jackson Township Fire Department — Date

BENCH MARK(s)

BM1 – Brass plate in concrete monument, 0.11 mile west along S.R. 665 from junction with Hibbs Road, at a sharp turn in the road, 23.1 feet west of centerline S.R. 665 extended north, 19.1 feet south of centerline of S.R. 665 extended west, 9 feet north of utility pole, 2 feet east of a witness post, 1 inch above ground surface, Designation: 35 WSM, Elev. = 707.226 ft. (NGVD 29)

BM2 – Railroad spike in a 12" tree at Lot 72 of Scioto Meadows Subdivision. Elev. = 716.34 ft.

BM3 – Railroad spike in a triple 12" tree at Lots 82 & 83 of Scioto Meadows Subdivision. Elev. = 717.09 ft.

FLOOD DESIGNATION

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 390490C0335 G (effective date August 2, 1995), the property shown hereon lies within Zone X (areas determined to be outside 500–year floodplain).

DEVELOPER

Sentry Development
Attn.: Mr. Fred Forster
985 Bethel Road
Columbus, Ohio 43220
614–457–8000

OWNER

Scioto Holding Company
1831 Northwest Professional Parkway
614–451–5520
Attn.: Richard Talbott
614–771–9212 (Home)

Geo–Graphics Inc.
Land Surveying & Civil Engineering
885 North James Road Columbus, Ohio 43219
614–231–8016

City of Grove City, Ohio

DEVELOPMENT PLAN FOR THE VILLAGE AT SCIOTO MEADOWS

SCALE	DESIGN	CHECKED	DATE	SHEET
1"=100'	JMR	GWS	03–12–99	1 OF 3

Revised 8-2-5

Phase 2
Phase 1

HELEN I. UTZINGER ETAL
DB 3591, Pg. 685
37.216 Ac.
Jackson Twp.
Grove City Corp.

LAKEVIEW DRIVE
SOUTH
MEADOW BLVD WEST
MEADOW BLVD EAST
SLEEPY HOLLOW
SENTRY LOOP
RIVERVIEW LOOP
EWEN CIRCLE ~ 60'
SCIOTO MEADOWS BLVD. ~ 60'

SCIOTO MEADOWS
SECTION 1, PART 1
P.B. 86, PG. 51 & 52

SCIOTO MEADOWS
SECTION 1, PART 2
P.B. 86, PG. 49 & 50

SCIOTO MEADOWS
SECTION 1, PART 3
P.B. 88, PG. 65

Clubhouse FF=15.2
Pool
Normal Pool = 710.0
Emergency Overflow = 712.5
Pump Station
Reserve "C"
Retention Pond

Curve Data
Δ=32°43'47"
R=430.00'
L=245.63'
T=126.27'
Ch.=242.31'
Ch. Brg.=N 64°46'36" E

Lot FF elevations: 1 FF=13.6; 4 FF=14.9; 19 FF=16.0; 20 FF=15.8; 21 FF=15.9; 22 FF=15.6; 23 FF=15.9; 25 FF=15.5; 26 FF=15.6; 27 FF=16.0; 28 FF=15.5; 29 FF=15.5

Lot numbers: 1, 4, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 52, 65, 66, 67, 68, 69, 70, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 132, 133, 134, 150, 151, 152, 159, 160, 161, 162

Bearings & distances: N 64°14'21" W 195.09'; S 85°31'24" W 60.96'; S 05°51'29" E 126.43'; N 64°11'12" W 250.21'; N 71°07'40" W 45.00'; S 72°59'08" W 60.53'; S 05°18'40" W 272.85'; S 11°01'20" E 232.58'; N 12°24'18" W 287.04'; N 41°39'11" W 125.00'

Storm Sewer Data
Storm C9: Tc=718.05; 12"(E)=708.43; 10"(W)=709.43
Storm C8: Tc=716.29; 8"(NE)=703.8
Storm C7: Tc=713.05; 10"(+)=710.89
Storm C6: Tc=713.92; 10"(E&W)=696.19; 8"(N)=?
Storm C5: Tc=715.58; 10"(E&W)=695.58
Storm C4: Tc=714.43; 10"(E&W)=695.77
Storm C3: Tc=711.05; 15"(N)=705.80; 15"(S)=705.68
Storm C2: Tc=712.85; 36"(E)=704.38; 36"(S)=704.13; 24"(W)=705.18; 15"(N)=705.54
Storm C1: Tc=712.85; 36"(E)=704.91; 36"(W)=704.85
Storm C10: Tc=711.75; 10"(E&W)=700.43
Storm C11: Tc=713.85; 10"(E&W)=701.23; 8"(SE)=709.07
Storm C12: Tc=714.25; 10"(E&W)=701.23; 8"(SE)=709.07
Storm C13: Tc=715.85; 10"(E&W)=701.23; 8"(SE)=709.07
Storm C14: Tc=715.85; 10"(E&W)=701.23; 8"(SE)=709.07

Utilities: 8" San Sewer; 10" San Sewer; 15" Storm Sewer; 24" Storm Sewer; 36" Storm Sewer; 8" Water Line; 12" Water Line; Fire Hydrant; Gas Line; Overhead Utility Line; Underground Utility Line; Fence Line; 30' Permanent Sidewalk & Pond Easement; 30' Permanent Sidewalk & Trail Easement; 15' Sanitary Sewer & Pond Easement; 10' Sanitary Sewer Easement; 8' Bike Sidewalk; 6' Walk; 5' Walk; 3' Walk; 10' Walk; 4' Walk; ex. 20"w

LEGEND

EXISTING:
- Iron Pin (Found)
- PK Nail (Found)
- Railroad Spike (Found)
- Catch Basin
- Sewer Manhole
- Fire Hydrant
- Water Valve
- Light or Utility Pole
- Sign Pole
- Utility Pole Anchor
- Telephone Pedestal
- Overhead Utility Line
- Underground Utility Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Fence Line
- Existing Spot Elevation
- Existing Index Contour Line
- Existing Intermediate Contour Line
- Tree (Deciduous, Conifer)

PROPOSED:
- 3/4" Iron Pipe (Set)
- PK Nail (Set)
- Railroad Spike (Set)
- Catch Basin
- Sewer Manhole
- Curb & Gutter Inlet
- ST — Storm Sewer Line
- SAN — Sanitary Sewer Line
- W — Water Line
- Fire Hydrant
- Water Valve
- Contour
- Fountain

N

0 40 80
SCALE 1 INCH = 40 FEET

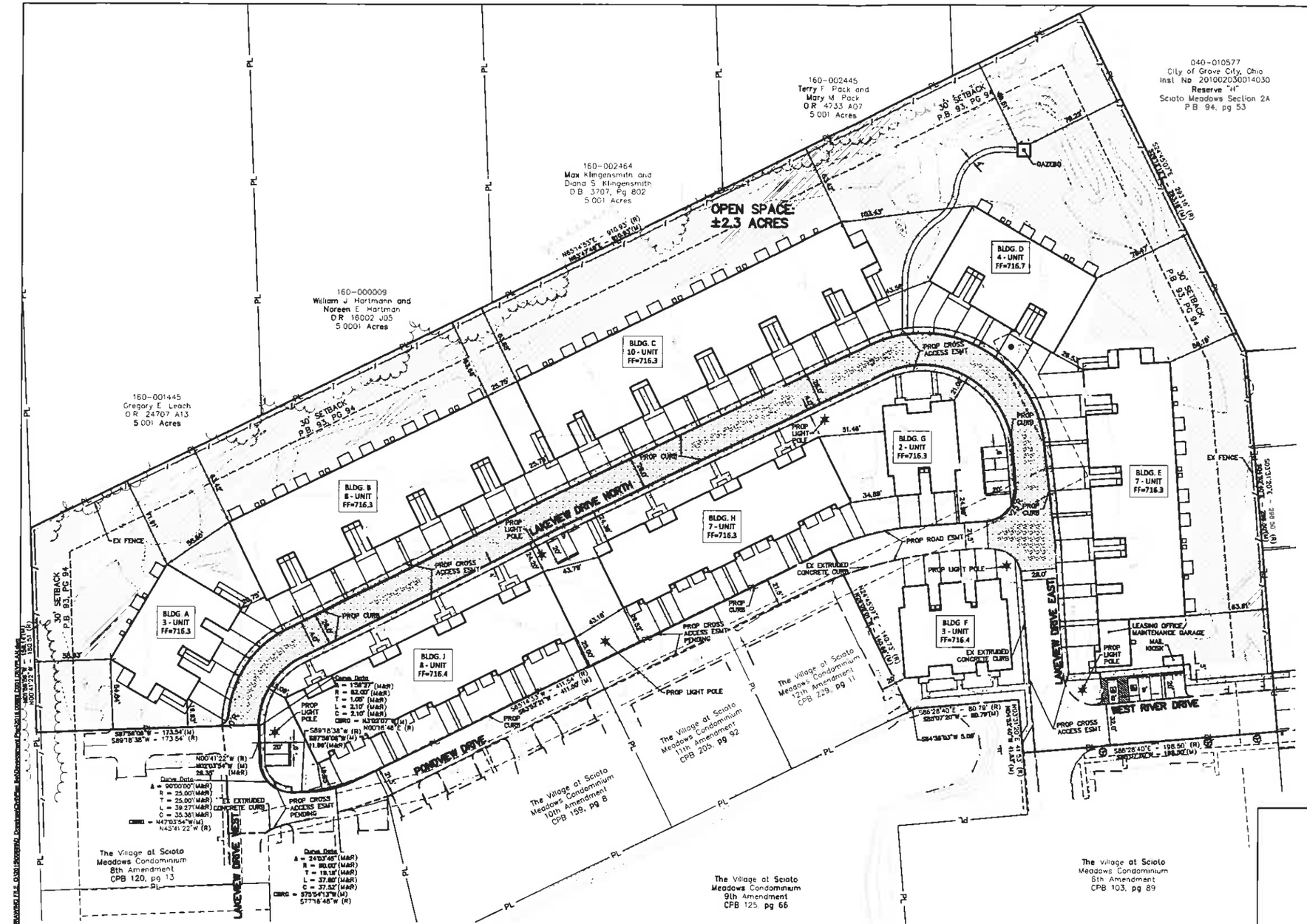
Geo-Graphics Inc.
Land Surveying & Civil Engineering
885 North James Road Columbus, Ohio 43219
614-231-8016

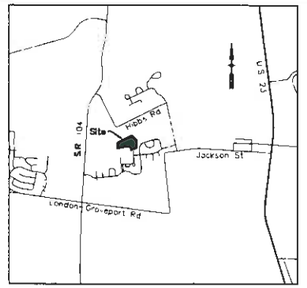
City of Grove City, Ohio

DEVELOPMENT PLAN
FOR
THE VILLAGE AT SCIOTO MEADOWS

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=40'	JMF	CHECKED	03-09-88	1 OF 1

Revised 03-15-88
Revised 03-23-88





LOCATION MAP
Not to Scale

0' 40' 80'
SCALE 1"=40'

OWNER
NAVY GROVE CITY REAL ESTATE, LLC
4675 MACARTHUR CT 15TH FL
NEWPORT, CA 92600

DEVELOPER
REDWOOD ACQUISITION, LLC
JAMES FREY
23775 COMMERCE PARK ROAD,
SUITE 7
BEACHWOOD, OH 44122
PH: 614.206.1123
EMAIL: JFREY@BYREDWOOD.COM

NOTES:
THE PARCEL IS LOCATED ENTIRELY IN ZONE "X" PER FEMA MAP 39049C0409K DATED 8/17/2008.

CURRENT CITY OF GROVE CITY ZONING IS PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL.

ALL ROADS SHALL BE PRIVATE.

ALL LIGHT POLES STYLE TO BE SIMILAR TO EXISTING SCIOTO MEADOWS DEVELOPMENT

LEGEND
- OPEN SPACE
- PROPOSED LIMITS OF RESURFACING

PROJECT INFORMATION		
A	TYPE 2 W/1 SUNROOM	3
B	TYPE 2	8
C	TYPE 2 W/ 1 SUNROOM	10
D	TYPE 3	4
E	TYPE 2 W/1 SUNROOM	7
F	TYPE HAYDENWOOD (REAR ENTRY)	3
G	TYPE HAYDENWOOD (REAR ENTRY)	2
H	TYPE 1A (REAR ENTRY)	7
J	TYPE 1A (REAR ENTRY)	8
TOTAL UNITS		52

UNIT STYLE INFORMATION	
MEADOWOOD	7
SUMMERWOOD	3
FORESTWOOD	22
HAYDENWOOD	5
TYPE 1A	15
TOTAL UNITS	52
SITE AREA (ACRES)	±7.6
UNITS PER ACRE	6.8

DEVELOPMENT STANDARDS	
TOTAL 2 BEDROOM UNITS =	52
SITE ACREAGE =	±7.6
UNITS PER ACRE =	6.8
BUILDING/STRUCTURE COVERAGE % =	25.3%
TOTAL IMPERVIOUS SPACE % =	58.3%
OPEN SPACE % =	30.3%
WATER % =	0.0%

PARKING ANALYSIS	
TOTAL UNITS =	52
REQUIRED RATIO = 2 SPACES = PER UNIT	
MINIMUM TOTAL SPACES REQUIRED =	104
2 CAR GARAGE PER UNIT (ADA COMPLIANT)	37
2 CAR DRIVE PER UNIT (ADA COMPLIANT)	37
1 CAR GARAGE PER UNIT (ADA COMPLIANT)	15
1 CAR DRIVE PER UNIT (ADA COMPLIANT)	15
STANDARD PARKING (9'x20')	12
ACCESSIBLE PARKING PROVIDED	2
TOTAL PROPOSED PARKING	118

REGISTERED ENGINEER DATE

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR DATE

SERVICE DIRECTOR DATE

REVIEW FOR THE CITY OF GROVE CITY DATE

JACKSON TOWNSHIP FIRE DEPARTMENT DATE

AMERICAN STRUCTUREPOINT INC
2252 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614 901 2238 | FAX 614 901 2239
www.structurepoint.com

ASHWOOD GLEN

GROVE CITY, OHIO
FRANKLIN COUNTY

CERTIFIED BY

ISSUANCE INDEX
DATE:
07/27/2015

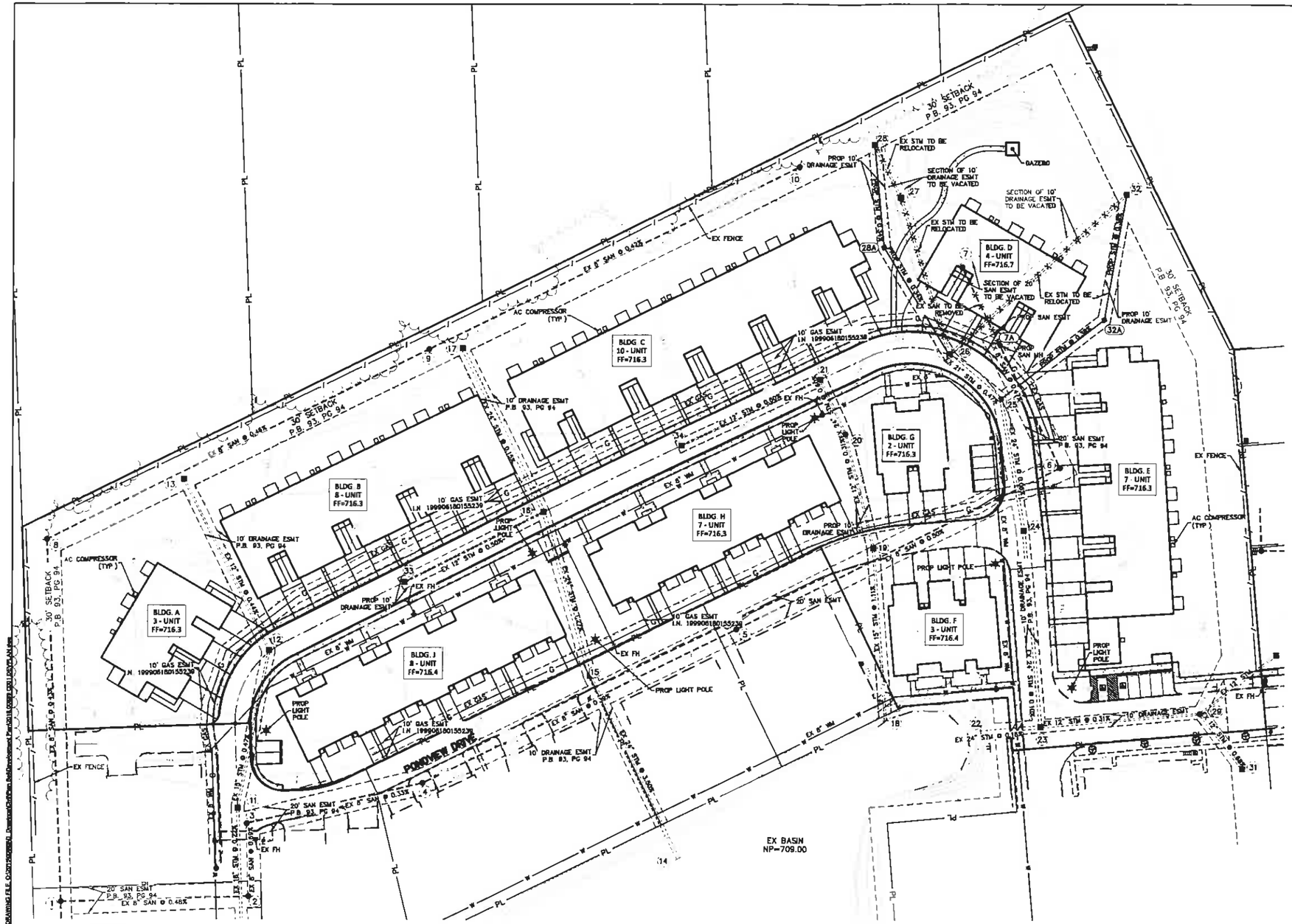
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015 00689

DEVELOPMENT PLAN

C001

PLOT DATE 7/24/2015 2:55 PM
PLOT SCALE 1:2.834
EDIT DATE 7/24/2015
EDITED BY: ADNG
DRAWING FILE: D:\2015\2015006\0_Development Plan\Civil\Cad\Plan_Redevelopment Plan2015 LOWES DEVELOPMENT.dwg



SCALE: 1"=40'

EXISTING STORM SEWER

(11)		(23)	
TR	713.49	TR	712.79
INV.	15" N 709.55	INV.	24" W 709.11
INV.	18" S 709.69	INV.	21" N 709.35
(12)		INV.	12" E 709.81
TR	713.51	(24)	
INV.	12" NW 709.69	TR	713.05
INV.	15" S 710.28	INV.	21" S 709.51
(13)		INV.	21" N 709.52
TR	713.44	(25)	
Inv.	12" SE 710.94	TR	713.91
(14)		INV.	21" S 709.48
INV	24" 706.74	INV.	21" NW 709.57
(15)		(26)	
TR	712.28	TR	713.44
INV.	24" SE 707.49	INV.	21" SE 709.82
INV.	24" N 707.93	INV.	15" N 709.86
(16)		INV.	15" NE 709.87
TR	713.15	(27)	
INV.	24" S 709.62	TR	713.91
INV.	24" NW 709.80	INV.	15" S 710.41
INV.	12" SW 710.07	INV.	15" NW 710.45
(17)		(28)	
TR	712.98	TR	713.03
INV.	24" SE 709.82	INV.	15" SE 710.46
(18)		(29)	
INV.	15" 707.56	TR	714.21
(19)		INV.	12" W 710.20
TR	713.01	INV.	12" NE 710.28
INV.	15" S 709.06	INV.	12" SE 710.28
INV.	12" N 709.09	(31)	
(20)		TR	713.35
TR	714.24	INV.	12" NW 710.63
INV.	12" NW 709.50	(32)	
INV.	12" S 709.37	TR	713.74
(21)		INV.	15" SW 710.91
TR	713.34	(33)	
INV.	12" SW 709.78	TR	713.32
INV.	12" SE 709.78	INV.	12" NE 710.68
(22)		(34)	
INV	24" 709.04	TR	713.60
		INV.	12" NE 710.50

EXISTING SANITARY SEWER

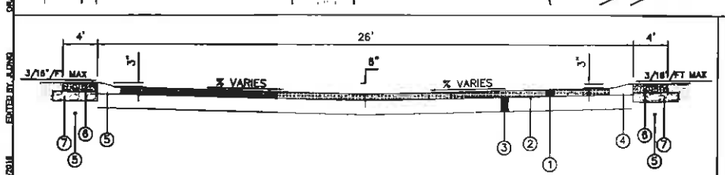
(1)		(6)	
TR	712.87	TR	714.54
INV.	8" E 702.25	INV.	8" NW 706.67
INV.	8" S 702.15	INV.	8" SW 706.85
INV.	8" N 702.31	(7)	
(2)		TR	714.11
TR	713.49	Inv.	8" SE 707.48
INV.	8" N 702.98	(8)	
INV.	8" W 702.95	TR	714.66
(3)		Inv.	8" S 703.53
TR	713.35	Inv.	8" NE 703.57
INV.	8" E 703.45	(9)	
INV.	8" S 703.37	TR	713.52
(4)		Inv.	8" SW 705.10
TR	714.67	Inv.	8" NE 705.16
INV.	8" NE 704.10	(10)	
INV.	8" W 703.92	TR	714.43
(5)		Inv.	8" SW 708.51
TR	713.88		
INV.	8" NE 705.23		
INV.	8" SW 705.17		

PROPOSED STORM SEWER

(28A)	(32A)
INV. 15" N 710.19	INV. 15" N 710.25
INV. 15" S 710.19	INV. 15" SW 710.25

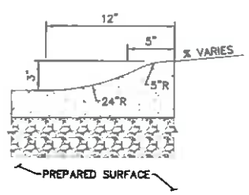
PROPOSED SANITARY SEWER

(7A)
INV. 8" S 707.15



① ITEM 448, 1.5" ASPHALT CONCRETE SURFACE COURSE (PG64-22)
② ITEM 407, TACK COAT (0.15 GAL/SY)
③ EX ASPHALT PAVEMENT
④ CONCRETE ROLLED CURB (SEE DETAIL THIS SHEET)
⑤ ITEM 204, SUBGRADE COMPACTION
⑥ ITEM 608, 4" CONCRETE WALK (CLASS C)
⑦ ITEM 304, 4" CRUSHED AGGREGATE BASE (COST TO BE INCLUDED IN PRICE BID FOR ITEM 608, CONCRETE WALK)

TYPICAL PAVEMENT SECTION
NOT TO SCALE



CONCRETE ROLLED CURB W/RIGID PAVEMENT
NOT TO SCALE

Redwood
Distinctive Living

AMER-CAN STRUCTUREPOINT INC

2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614 861 2236 | FAX 614 861 2238
www.structurepoint.com

ASHWOOD GLEN

GROVE CITY, OHIO
FRANKLIN COUNTY

CERTIFIED BY

ISSUANCE INDEX
DATE:
07/27/2015

REVISION SCHEDULE		
NO	DESCRIPTION	DATE

Project Number 2015 00689

DEVELOPMENT PLAN

C002

PLOT DATE: 7/24/2015 2:58 PM
PLOT SCALE: 1:2.849
PLOT DATE: 7/24/2015
DRAWING FILE: C:\2015\2015000\01 Drawings\Civil\Plan Set\Development Plan\2015 00689 DEVELOPMENT PLAN.dwg
EXCEPT AS ALONG

CENTERLINE CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	40°00'40"	200.00'	139.67'	72.82'	136.84'	S 71°06'56" E
C2	36°53'44"	200.00'	128.79'	66.72'	126.58'	N 00°28'32" E
C3	03°06'56"	200.00'	10.88'	5.44'	10.87'	S 19°33'48" E
C4	13°45'57"	500.00'	120.13'	60.35'	119.84'	S 07°34'20" E
C5	07°37'03"	500.00'	66.48'	33.29'	66.43'	S 04°29'54" E
C6	06°08'53"	500.00'	53.65'	26.85'	53.63'	S 11°22'52" E
C7	90°00'00"	90.00'	141.37'	90.00'	127.28'	S 45°41'22" E
C8	19°34'46"	90.00'	30.76'	15.53'	30.61'	S 80°53'59" E
C9	70°25'14"	90.00'	110.62'	63.[illegible]'	103.78'	S 35°53'59" E
C10	65°56'15"	75.00'	86.31'	48.65'	81.63'	N 32°16'48" E
C11	111°13'47"	85.00'	165.01'	124.21'	140.29'	S 59°08'13" E
C12	92°49'58"	100.00'	162.02'	105.07'	144.87'	N 12°53'39" E
C13	37°55'51"	100.00'	66.[illegible]'	34.37'	65.00'	N 15°26'56" E
C14	45°33'55"	100.00'	79.53'	42.00'	77.45'	N 57°11'29" E
C15	09°20'11"	100.00'	16.30'	8.17'	16.28'	N 84°38'33" E
C16	54°54'07"	50.00'	47.91'	25.97'	46.10'	S 28°08'25" E
C17	90°00'00"	50.00'	78.54'	50.00'	70.71'	N 44°18'38" E
C18	90°00'00"	50.00'	78.54'	50.00'	70.71'	S 45°41'22" E
C19	09°20'11"	200.00'	32.59'	16.33'	32.55'	S 05°21'27" E
C20	90°00'00"	35.00'	54.98'	35.00'	49.50'	N 44°18'38" E
C21	90°00'00"	35.00'	54.98'	35.00'	49.50'	S 45°41'22" E
C22	23°[illegible]'45"	100.00'	42.00'	21.31'	41.69'	N 77°16'46" E
C23	21°13'47"	300.00'	111.16'	56.22'	110.52'	N 75°51'47" E

LAWRENCE D. & NANCY J. BELFORD DB 3686, Pg. 231 5.001 Ac.

TERRY F. & MARY M. PACK OR 4733 A07 5.001 Ac.

MAX & DIANAS KLINGENSMITH DB 3702 Pg.802 5.001 Ac.

WILLIAM J. & NORREENE HARTMAN OR 16002 J03 4.419 Ac.

GREGORY E. LEACH OR 24707 A13 5.001 Ac.

BORROR CORPORATION OR 34514 A06 50.191 Ac.

Jackson Twp. Grove City Corp.

N 65°14'53" E 910.93'

S 24°45'07" E 293.6'

S 03°31'20" E 280.00'

N 00°41'22" W 610.51'

LAKEVIEW DRIVE

PONDVIEW DRIVE

NORTH DRIVE

LAKEVIEW DRIVE EAST

LAKEVIEW DRIVE WEST

WEST RIVER DRIVE ~ 60'

SCIOTO MEADOWS BLVD. ~ 60'

POND

Normal Pool = 710.0

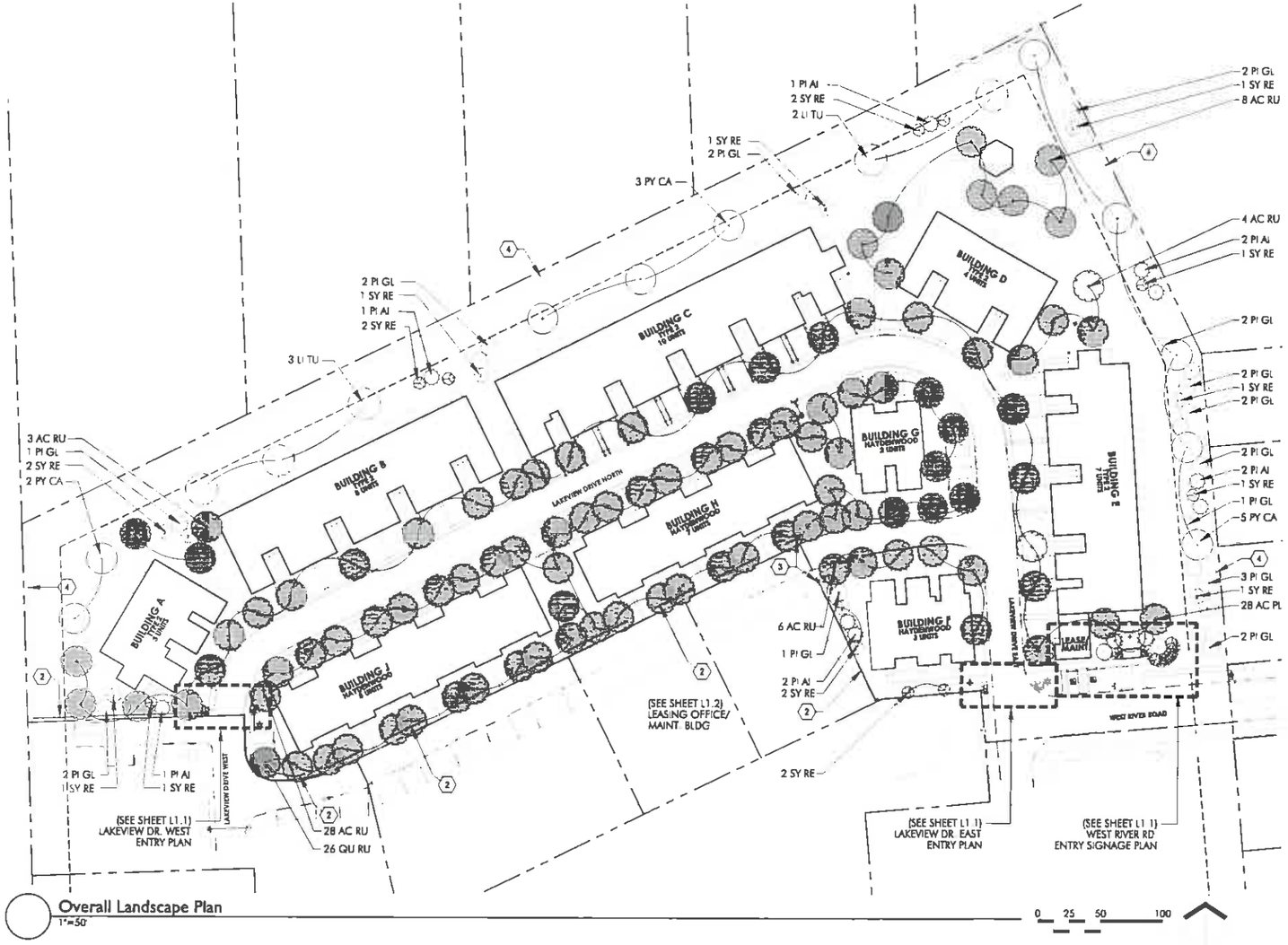
Phase 1

Phase 2

SCIOTO MEADOWS SECTION 1, PART 3 P.B. 88, PG. 63

SCALE 1 INCH = 40 FEET

City of Grove City, Ohio
DEVELOPMENT PLAN
FOR
THE VILLAGE AT SCIOTO MEADOWS



Overall Landscape Plan
1"=50'

CODED NOTES

1. LAWN AREA. MAINTAIN POSITIVE DRAINAGE ACROSS ALL AREAS
2. 3-RAIL VINYL FENCE 5 SD1.0
3. STONE COLUMN 7 SD1.0
4. EXISTING WOODEN 3-RAIL FENCE (TO REMAIN)

KEY

REPRESENTS REQUIRED TREES PER SECTION 1136.09 (A)(1) OF CODE

52 UNITS = 104 REQUIRED; 104 PROVIDED

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	COMMENTS
DECIDUOUS TREES					
AC PL	Acer platanoides 'Cleveland'	Cleveland Norway Maple	2.5" cal.	B&B	
AC RU	Acer rubrum 'Frankred'	Red Sunset Red Maple	2.5" cal.	B&B	
LI TU	Liriodendron tulipifera	Tuliptree	2.5" cal	B&B	
PY CA	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2.5" cal.	B&B	
QU RU	Quercus rubra	Red Oak	2.5" cal.	B&B	
SY RE	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal	B&B	
EVERGREEN TREES					
PI AI	Picea abies	Norway Spruce	6' ht	B&B	
PI GL	Picea glauca	White Spruce	6' ht	B&B	
SHRUBS					
EU AL	Euonymus alatus 'Compactus'	Dwarf Burning Bush	24" ht	Cont.	
JU SA	Juniperus sabina 'Buffalo'	Buffalo Juniper	18"sprd.	Cont.	
TH OC	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	36" ht.	Cont.	
PERENNIALS & ORNAMENTAL GRASSES					
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	12" o.c.
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
MI SI	Miscanthus sinensis	Maiden Grass	2 gal.	Cont.	

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT INSTALLATION NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNERS REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS REPRESENTATIVE APPROVAL.

4. BASE INFORMATION PROVIDED BY AMERICAN STRUCTUREPOINT INC.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.

6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT:
COM-TIL ORGANIC COMPOST (OR EQUAL)
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO
43137
(614) 645-3152

TURF & SHRUB BED AREAS: SPREAD 3" OF COM-TIL OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

TREES AND SHRUBS: MIX 30% COM-TIL TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.

7. ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.

8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNERS REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.

9. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.

10. WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.

11. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANT INSTALLATION.

12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH ROCK MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

14. ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.

15. FINISHED TURF (SOD OR SEED) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNERS REPRESENTATIVE IN FIELD AS REQUIRED.

16. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER'S REPRESENTATIVE.

17. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNERS REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.

18. ANY EXISTING TREES TO BE PRESERVED SHALL REQUIRE TEMPORARY FENCING TO BE AT THE DRIPLINE OF THE PRESERVED TREE(S).

19. PER SECTION 1136.08 OF THE GROVE CITY CODE ANY A/C CONDENSER, UTILITY TRANSFORMERS, OR OTHER SERVICE STRUCTURES SHALL BE SCREENED PER CODE REQUIREMENT

APPROVALS: SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR, CITY OF GROVE CITY, OHIO — DATE

SERVICE DIRECTOR, CITY OF GROVE CITY, OHIO — DATE

REVIEW FOR THE CITY OF GROVE CITY, OHIO — DATE

CHIEF, JACKSON TOWNSHIP FIRE DEPARTMENT — DATE

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www.structurespoint.com

Project Name

Ashwood Glen
Grove City, Ohio

Prepared For
Redwood Acquisitions
23775 Commerce Park, Suite 7
Beachwood, Ohio, 44122
p 216.360.9441

Project Info

Project #	15037
Date	07/27/15
By	BH/SO
Scale	

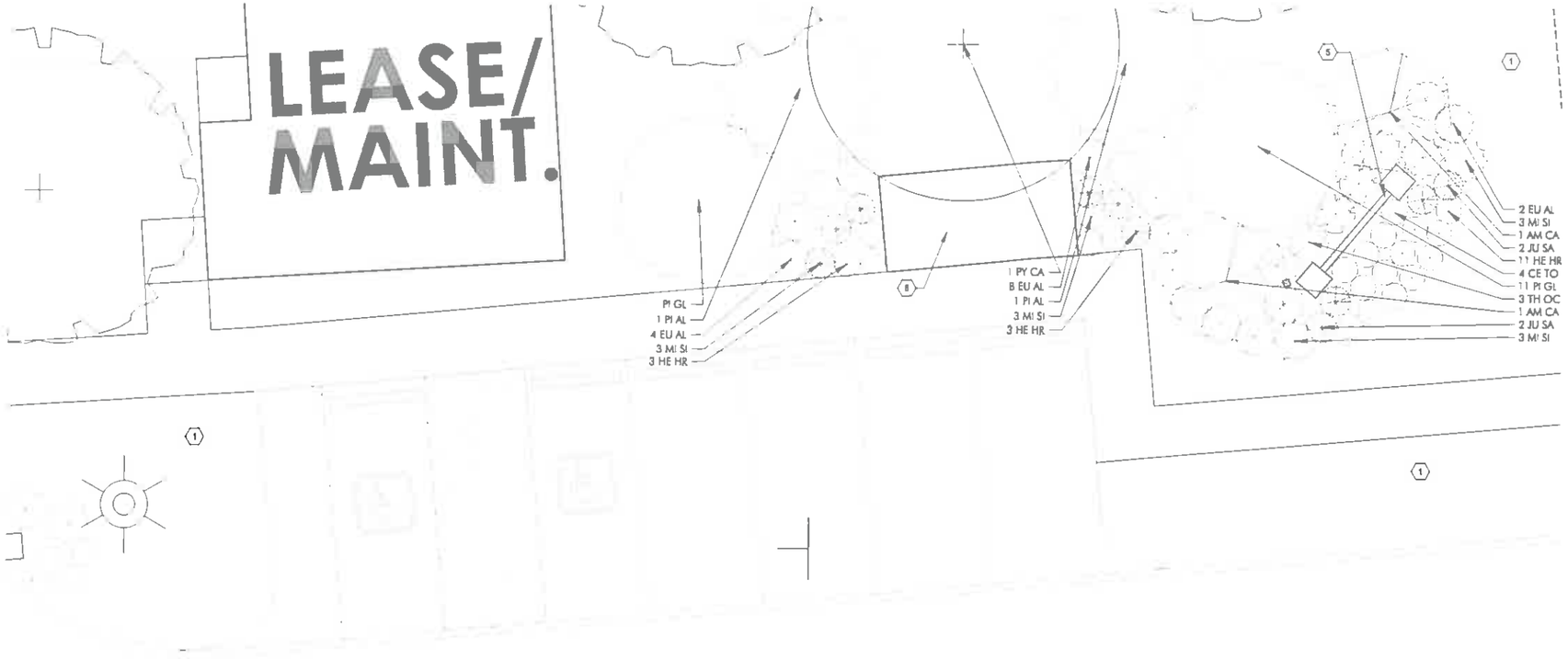
Revisions

Sheet Title

Overall Landscape Plan

Sheet #

L1.0



West River Rd. Entry Signage Plan
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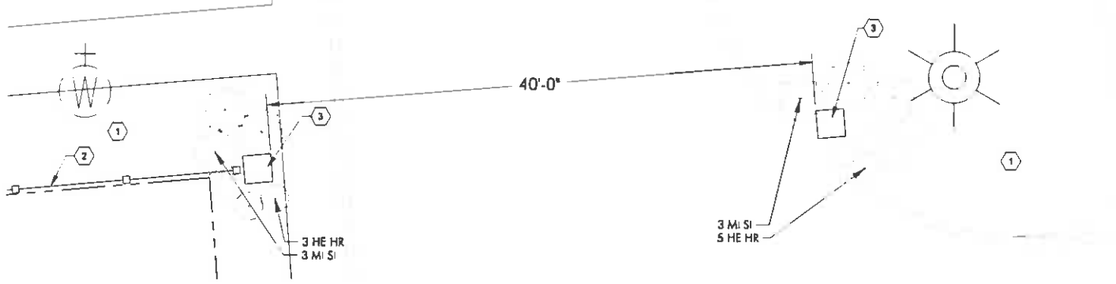
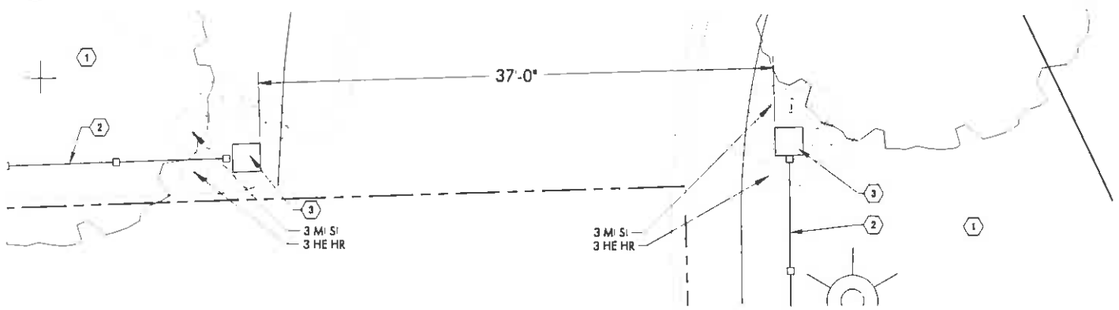


Lakeview Dr. East Entry Plan
1"=5



Lakeview Dr. West Entry Plan
1"=5

CODED NOTES

1. LAWN AREA. MAINTAIN POSITIVE DRAINAGE ACROSS ALL AREAS
2. 3-RAIL VINYL FENCE — 5/SD1.0
3. STONE COLUMN — 7/SD1.0
4. EXISTING WOODEN 3-RAIL FENCE (TO REMAIN)
5. DEVELOPMENT ENTRY SIGN AND COLUMNS — 6/SD1.0
6. MAILBOX GAZEBO

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	COMMENTS
DECIDUOUS TREES					
AC PL	Acer platanoides 'Cleveland'	Cleveland Norway Maple	2.5" ca	B&B	
AC RU	Acer rubrum 'Franksred'	Red Sunset Red Maple	2.5" ca	B&B	
AM CA	Amelanchier x grandiflora Autumn Brilliance	Autumn Brilliance Serviceberry	8' hgt	B&B	Multi-stem
LI TU	Liriodendron tulipifera	Tuliptree	2.5" cal	B&B	
PY CA	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2.5" cal	B&B	
QU RU	Quercus rubra	Red Oak	2.5" cal	B&B	
SY RE	Syringa reticulata Ivory Silk	Ivory Silk Lilac Tree	2" cal.	B&B	
EVERGREEN TREES					
PI AL	Picea abies	Norway Spruce	6' ht.	B&B	
PI GL	Picea glauca	White Spruce	6' ht	B&B	
SHRUBS					
EU AL	Euonymus alatus 'Compactus	Dwarf Burning Bush	24" ht.	Cont.	
JU SA	Juniperus sabina 'Buffalo'	Buffalo Juniper	18"sprd.	Cont	
TH OC	Thuja occidentalis 'Degroot's Spire	Degroot's Spire Arborvitae	36" ht	Cont	
PERENNIALS & ORNAMENTAL GRASSES					
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	12" o.c.
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont	
MI SI	Miscanthus sinensis	Maiden Grass	2 gal.	Cont	

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

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Project Name

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Grove City, Ohio

Prepared For
Eastwood Acquisitions
23775 Commerce Park, Suite 7
Beachwood, Ohio, 44122
p 216.360.9441

Project Info

Project #	15037
Date	07/27/15
By	DH/SO
Scale	

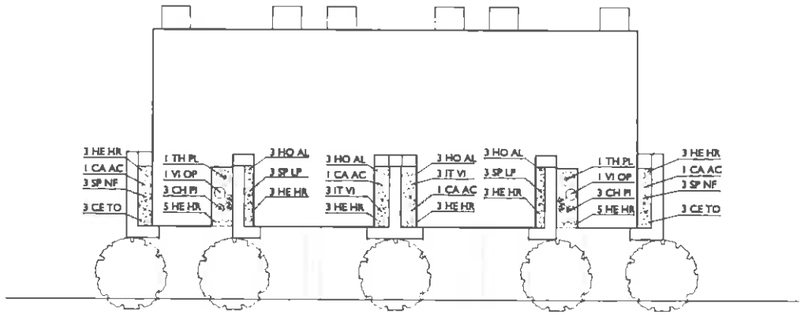
Revisions

Sheet Title

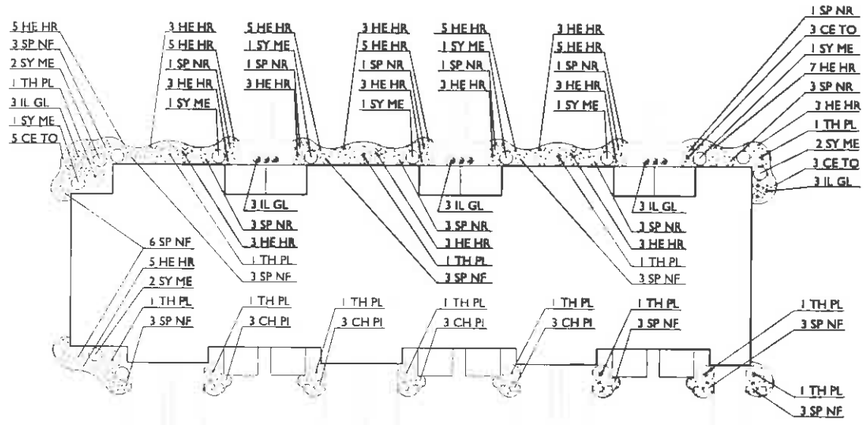
Enlargements

Sheet #

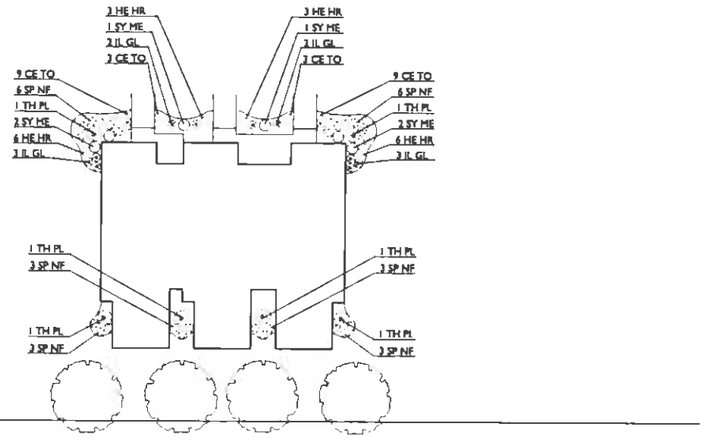
L1.1



1 Typical 6 Unit Type 2-28' Wide Two Car Garage Planting
1"=20' 0 10 20 40



2 Typical 6 Unit Type 7- 38' Wide Two Car Garage Planting
1"=20' 0 10 20 40



3 Typical 3 Unit Haydenwood-38' Wide Two Car Garage Planting
1"=20' 0 10 20 40

Note:

Planting treatment shown is representative of buildings #A, B, C, D, E

PLANT LIST (Type 2 - 6 Unit 28' Two Car Garage):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
DECIDUOUS TREES					
	See Sheet L.1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x Neon Flash	Neon Flash Spirea	18" ht.	Cont.	As Shown
CH PI	Chamaecyparis pisifera Filifera	Green Thread Falsecypress	18" ht.	Cont.	As Shown
VI OP	Viburnum Opulus Compactum	Compact European Viburnum	30" ht.	Cont	As Shown
SP LP	Spiraea japonica Little Princess	Little Princess Spirea	18" ht	Cont	As Shown
IT VI	Itea virginica	Sweetspire	18" ht	Cont	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4 ht	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns	Happy Returns Daylily	1 gal.	Cont.	
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	2 gal.	Cont.	
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	12" o.c.
HO AL	Hosta Albo-marginata	Variegated Hosta	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

Note:

Planting treatment shown is representative of buildings: #H, J

PLANT LIST (Type 6 - 6 Unit 38' Two Car Garage):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
DECIDUOUS TREES					
	See Sheet L.1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x Neon Flash	Neon Flash Spirea	18" ht.	Cont.	As Shown
CH PI	Chamaecyparis pisifera Filifera	Green Thread Falsecypress	18" ht.	Cont	As Shown
SY ME	Syringa meyeri	Palabin Lilac	30" ht	Cont	As Shown
IL GL	Ilex glabra Densa	Densa Compact Inkberry	18" ht	Cont	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4 ht	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns	Happy Returns Daylily	1 gal.	Cont	
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

Note:

Planting treatment shown is representative of buildings: #F, G

PLANT LIST (Type B - 3 Unit One Car Garage):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
	See Sheet L.1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" ht.	Cont.	As Shown
SY ME	Syringa meyeri	Palabin Lilac	30" ht	Cont.	As Shown
IL GL	Ilex glabra 'Densa'	Densa Compact Inkberry	18" ht	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4 ht	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns	Happy Returns Daylily	1 gal.	Cont	
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

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Project Info

Project #	15037
Date	07/27/15
By	DH/SO
Scale	

Revisions

Sheet Title

Typical Unit Enlargements

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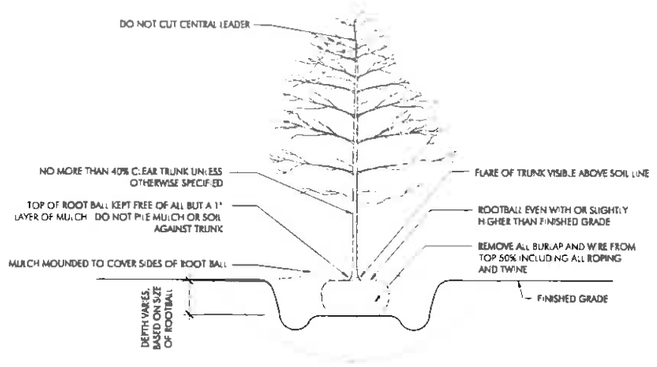
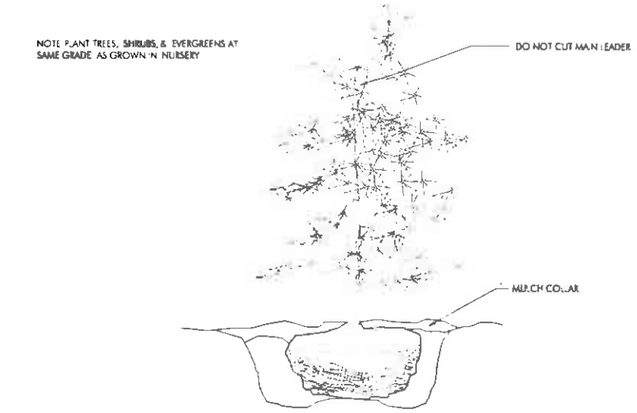
Sheet #

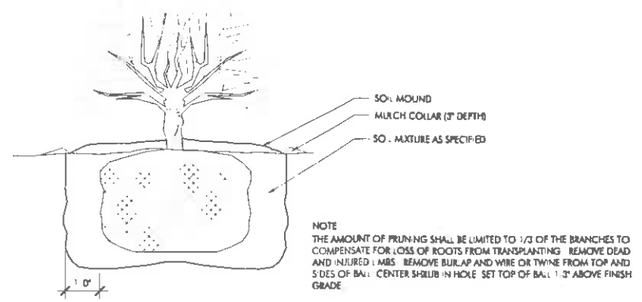
L1.2



1 Tree Planting
NTS



2 Evergreen Planting
NTS



3 Shrub Planting
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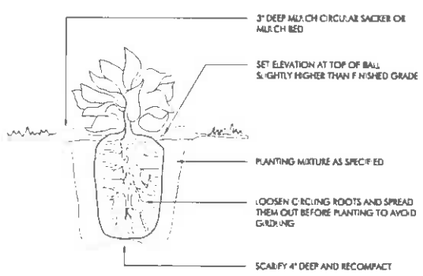
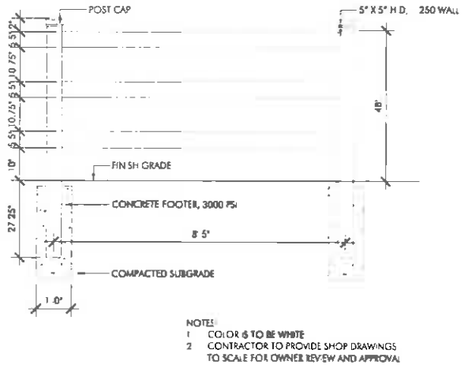
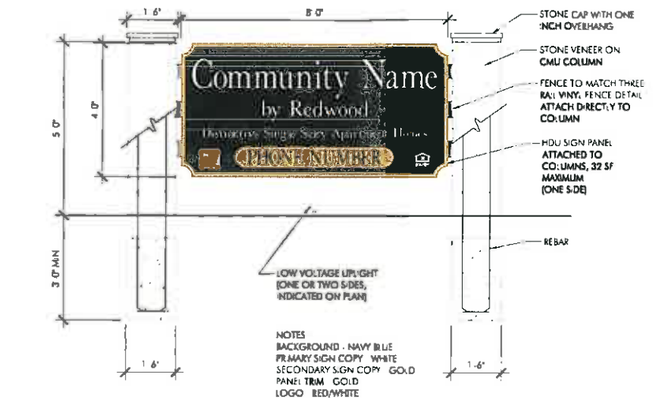


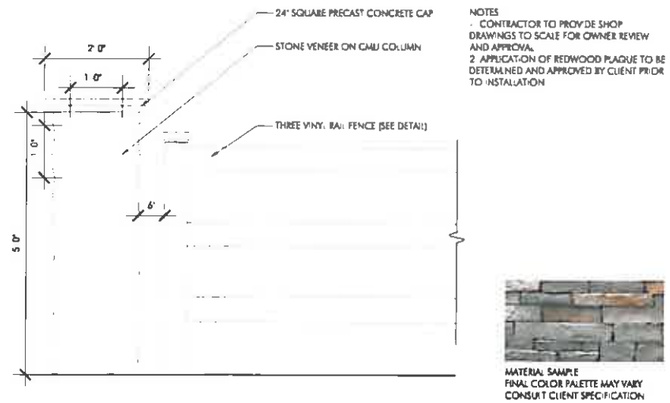
4 Perennial Planting
N.T.S.



5 Three Rail Vinyl Fence
1/2"=1'-0"



6 Development Entry Sign and Columns (One-Sided)
1/2"=1'-0"



7 Stone Column
3/4"=1'-0"

7" BLACK INDIVIDUAL UNIT OUTDOOR WALL LIGHT

INDIVIDUAL UNIT BEAR OUTDOOR WALL LIGHT

8 Typical Unit Light Fixtures
NTS

12' x 12' GAZEBO (MATERIALS TO MATCH BUILDING ARCHITECTURE)

9 Typical Gazebo
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23775 Commerce Park, Suite 7
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p 216 360 9441

Project Info

Project #	15037
Date	07/27/15
By	DH/SO
Scale	

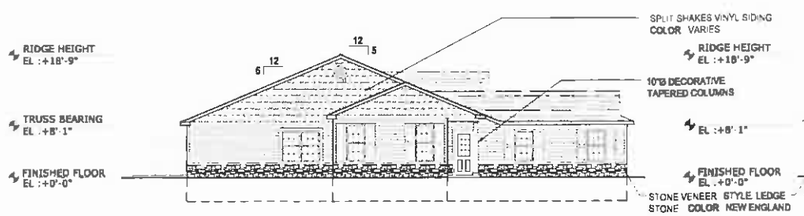
Revisions

Sheet Title

Site Landscape Details

Sheet #

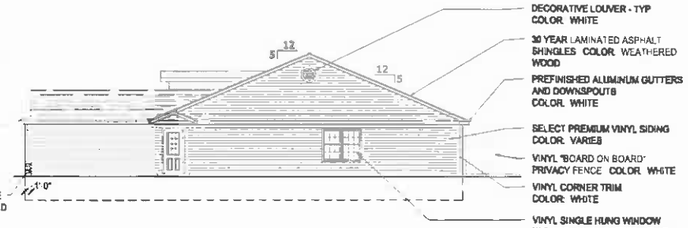
SD1.0



HIGH PROFILE SIDE ELEVATION

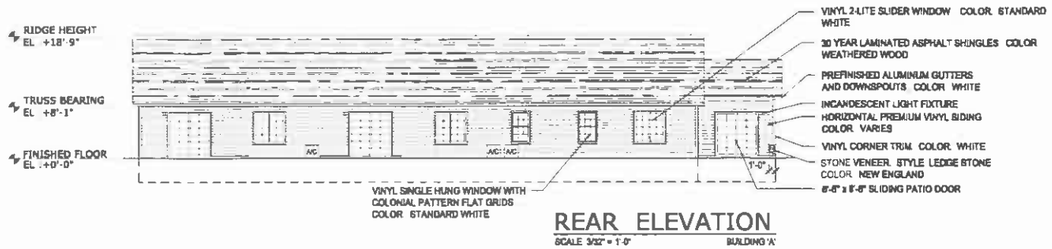
SCALE 3/32" = 1'-0" BUILDING 'A'

NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY



STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'A'



REAR ELEVATION

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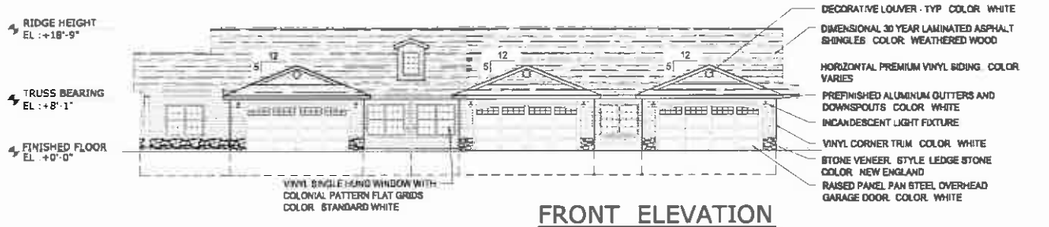
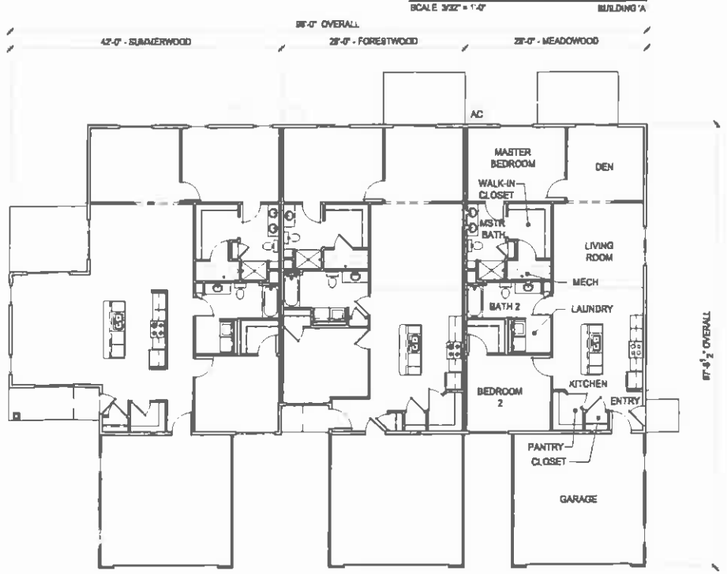


FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'A'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'A'

UNIT INFORMATION

UNIT TYPE: 'FORESTWOOD'

FLOOR AREA:
1,713 S F (GROSS)
1,294 S.F (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
TWO (2) CARS

UNIT INFORMATION

UNIT TYPE: 'MEADOWOOD'

FLOOR AREA:
1,746 S F (GROSS)
1,326 S F (LIVING)

BEDROOMS
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
TWO (2) CARS

UNIT INFORMATION

UNIT TYPE: 'SUMMERWOOD'

FLOOR AREA
2,040 S.F. (GROSS)
1,620 S F. (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
TWO (2) CARS

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

revisions

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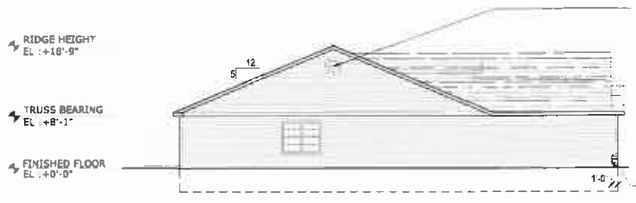
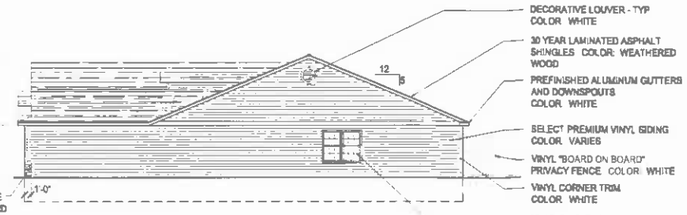
drawing: 3 UNIT BUILDING - 28' WIDE - TYPE 2
project no: 10815
date: JULY 22, 2015
scale: AS NOTED
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

A1.1
sheet no



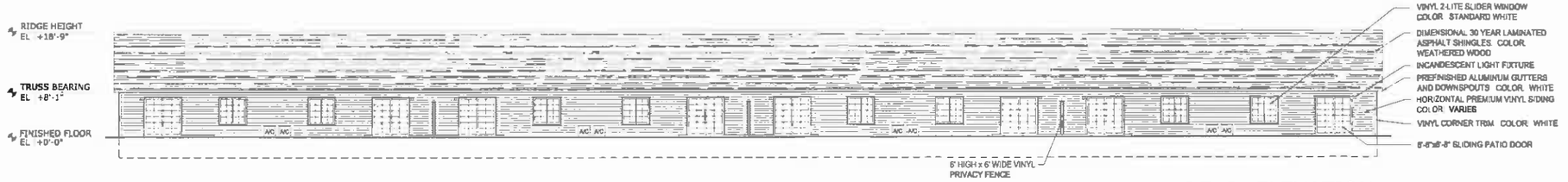
STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'B'



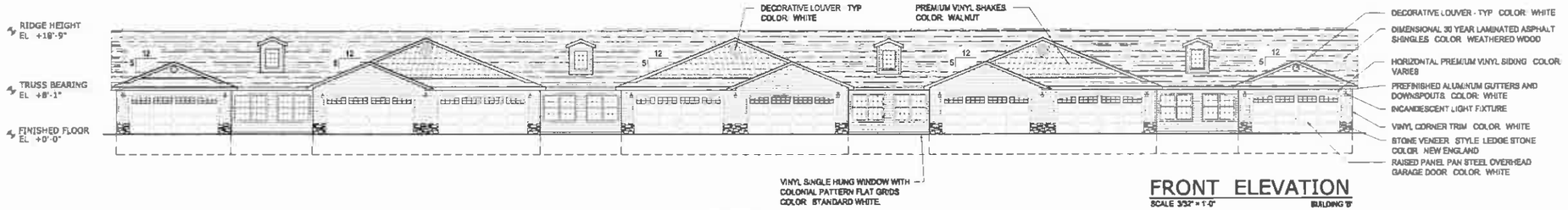
STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'B'



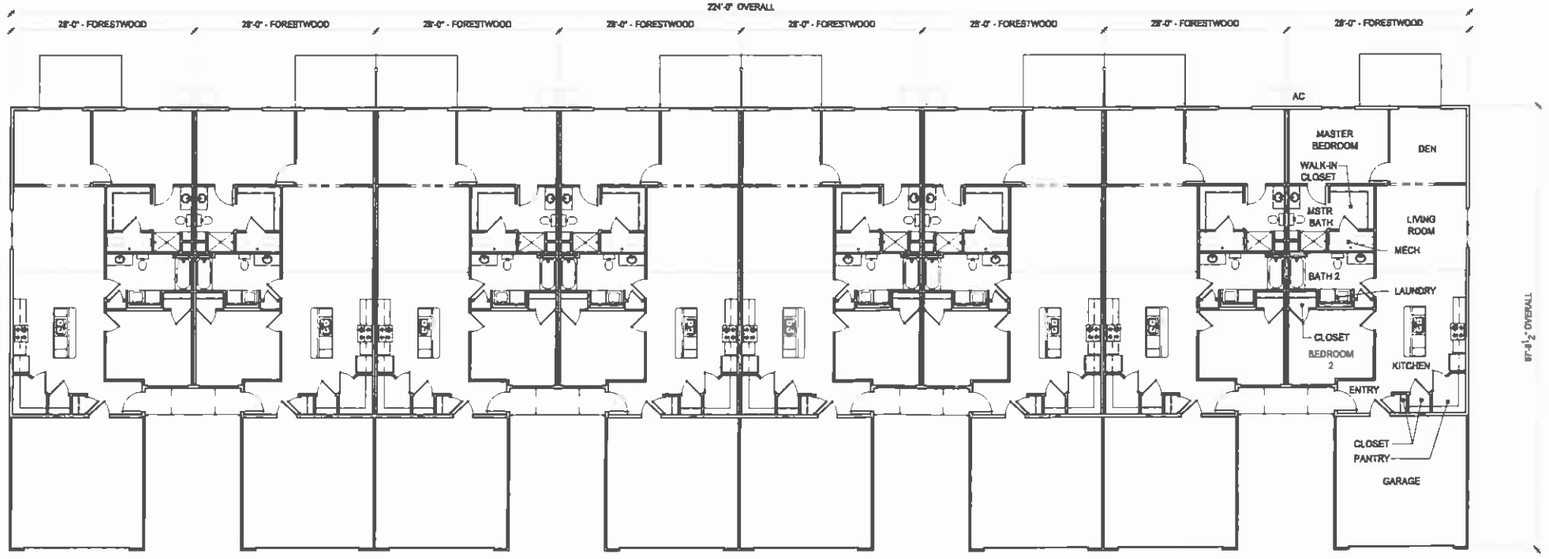
REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'B'



FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'B'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'B'

UNIT INFORMATION

UNIT TYPE: 'FORESTWOOD'

FLOOR AREA:
1,713 S.F. (GROSS)
1,294 S.F. (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS
TWO (2)

GARAGE TYPE:
TWO (2) CARS

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

revisions

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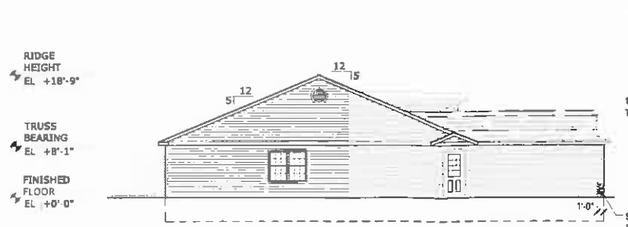
moon architects
3880 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax. 330 . 666 . 8512
www . moon-architects . com

drawing: 8 UNIT BUILDING - 28' WIDE - TYPE 2
project no: 10815
date: JULY 22, 2015
scale: AS NOTED
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

A1.2

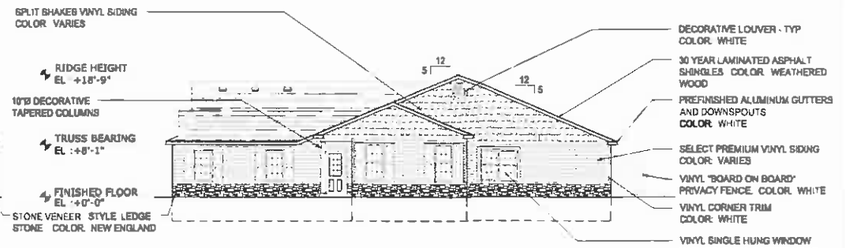
sheet no.

UNIT INFORMATION	UNIT INFORMATION	UNIT INFORMATION
UNIT TYPE: 'FORESTWOOD'	UNIT TYPE: 'MEADOWOOD'	UNIT TYPE 'SUMMERWOOD'
FLOOR AREA 1,713 S.F. (GROSS) 1,294 S.F. (LIVING)	FLOOR AREA 1,746 S.F. (GROSS) 1,326 S.F. (LIVING)	FLOOR AREA: 2,040 S.F (GROSS) 1,620 S.F. (LIVING)
BEDROOMS TWO (2)	BEDROOMS TWO (2)	BEDROOMS TWO (2)
BATHROOMS TWO (2)	BATHROOMS TWO (2)	BATHROOMS: TWO (2)
GARAGE TYPE TWO (2) CARS	GARAGE TYPE TWO (2) CARS	GARAGE TYPE. TWO (2) CARS



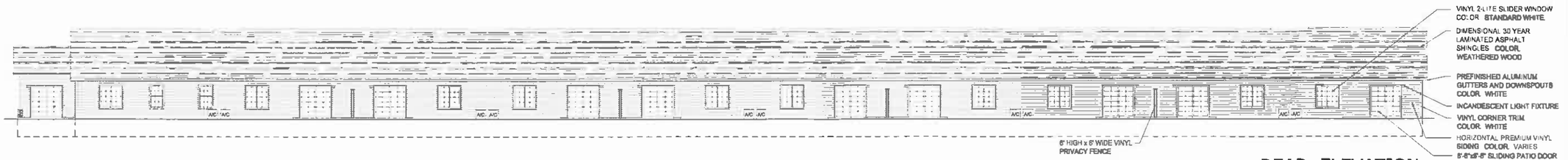
STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'C'



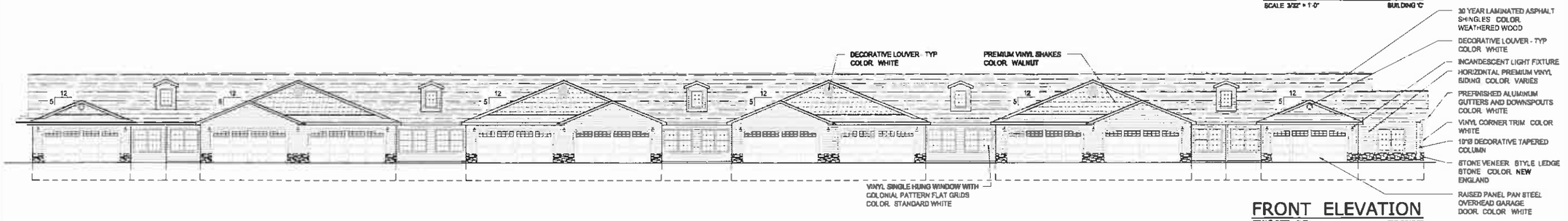
HIGH PROFILE SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'C'



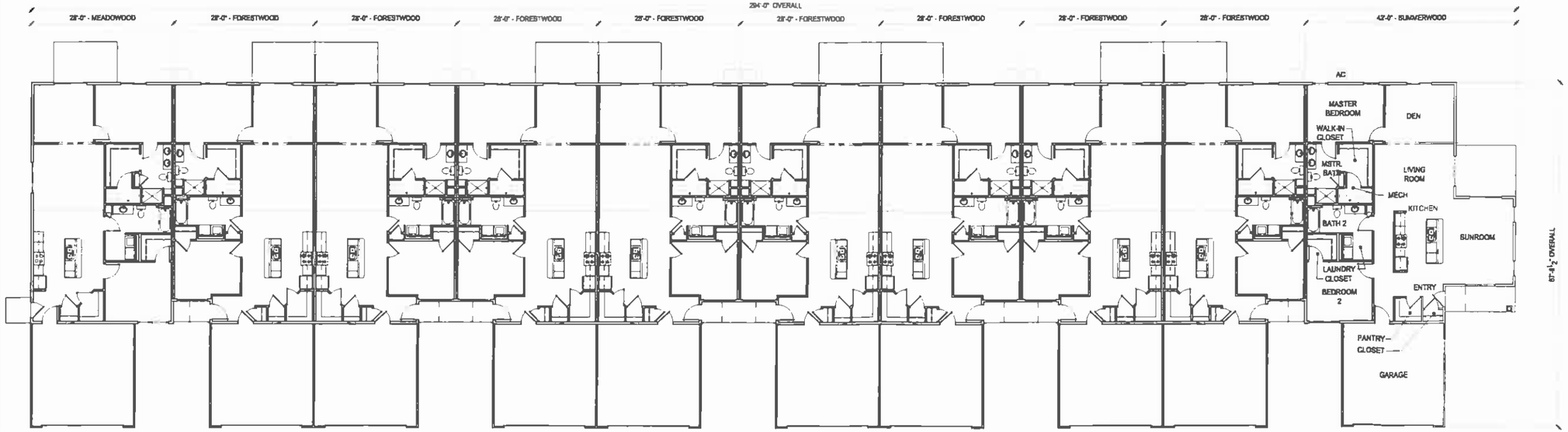
REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'C'



FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'C'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'C'

PRELIMINARY

NOTE!!!
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fax. 330 . 666 . 8812
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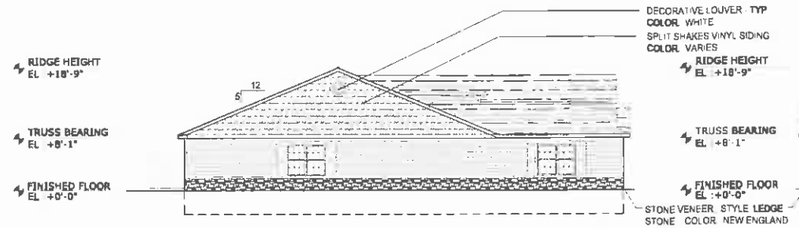
drawing: 10 UNIT BUILDING - 28' WIDE - TYPE 2
project no: 10815
date: JULY 22, 2015
scale: AS NOTED
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

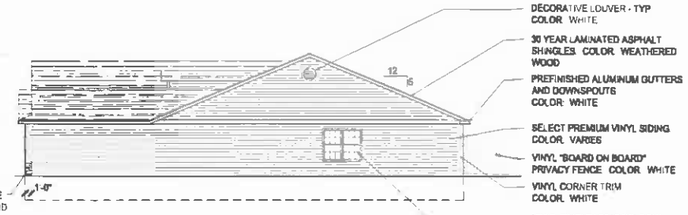
A1.3

sheet no



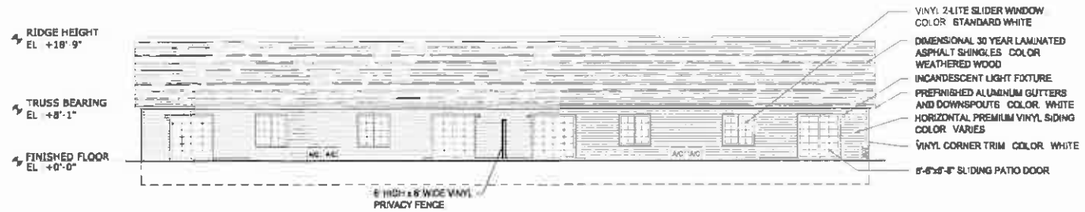
HIGH PROFILE SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'D'



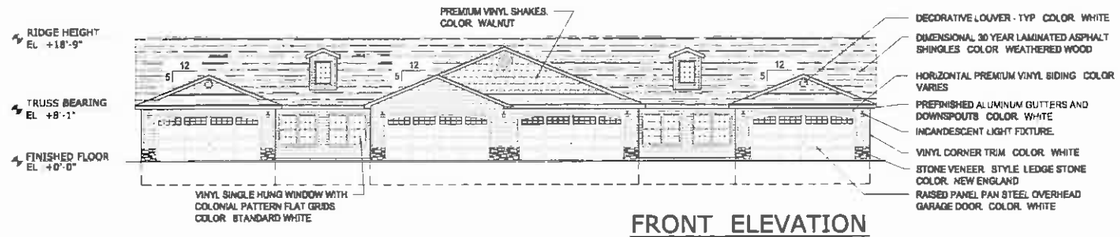
STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'D'



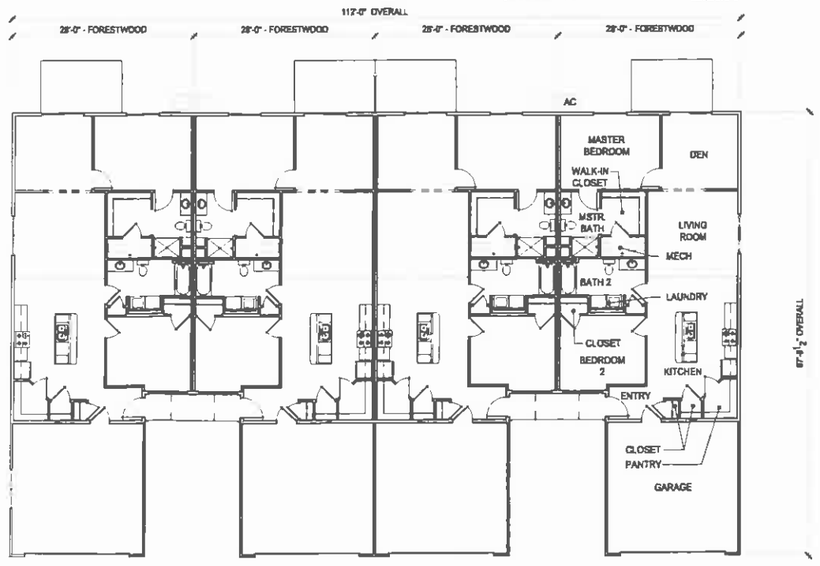
REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'D'



FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'D'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'D'

UNIT INFORMATION

UNIT TYPE 'FORESTWOOD'

FLOOR AREA:
1,713 S F (GROSS)
1,294 S F (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
TWO (2) CARS

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

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Redwood

drawing: 4 UNIT BUILDING - 28' WIDE - TYPE 2

project no: 10815

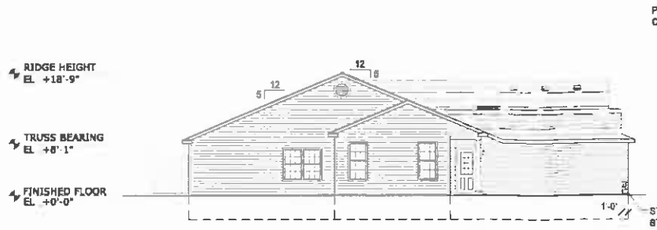
date: JULY 22, 2015

scale: AS NOTED

project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

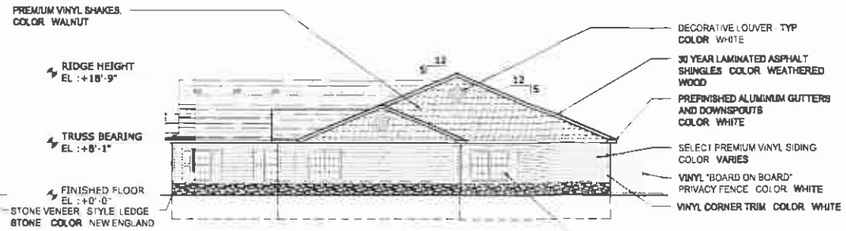
A1.4

sheet no.



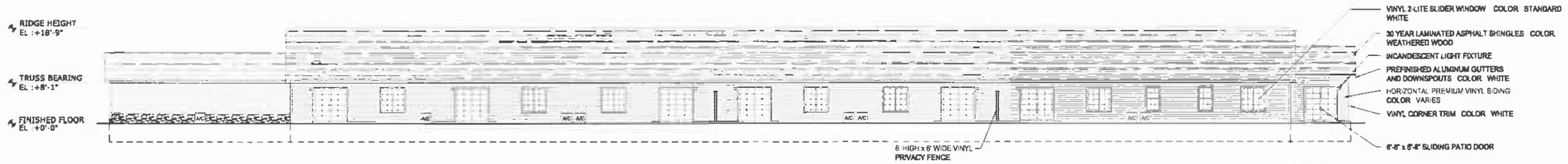
STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'E'



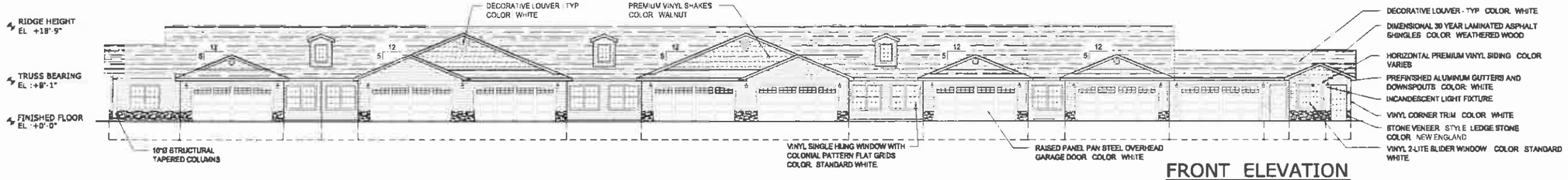
HIGH PROFILE SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'E'



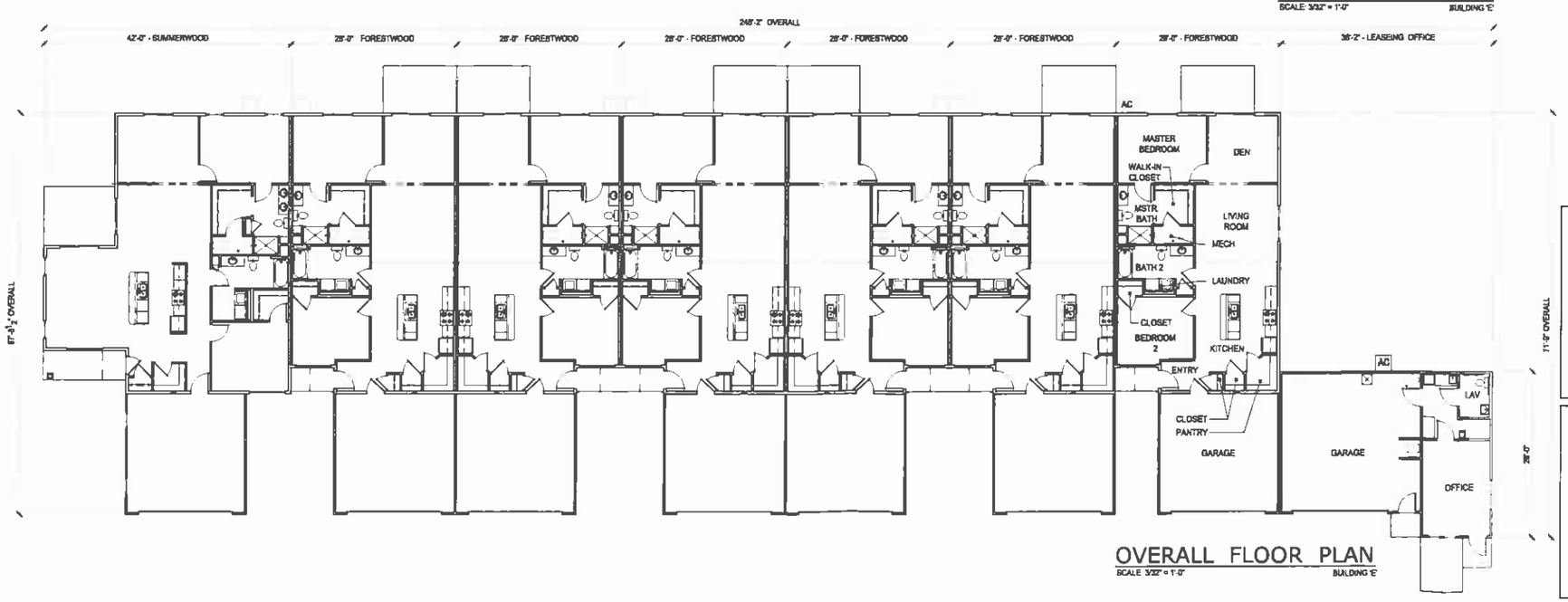
REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'E'



FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'E'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'E'

UNIT INFORMATION

UNIT TYPE: 'FORESTWOOD'

FLOOR AREA
1,713 S.F. (GROSS)
1,294 S.F. (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS
TWO (2)

GARAGE TYPE
TWO (2) CARS

UNIT INFORMATION

UNIT TYPE: 'SUMMERWOOD'

FLOOR AREA
2,040 S.F. (GROSS)
1,620 S.F. (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
TWO (2) CARS

PRELIMINARY

NOTE!!!
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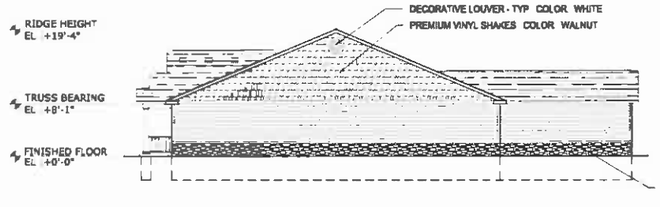
fax. 330 . 666 . 8812
www . mann-architects . com

drawing: 7 UNIT BUILDING - 28' WIDE - TYPE 2
project no: 10815
date: JULY 22, 2015
scale: AS NOTED
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

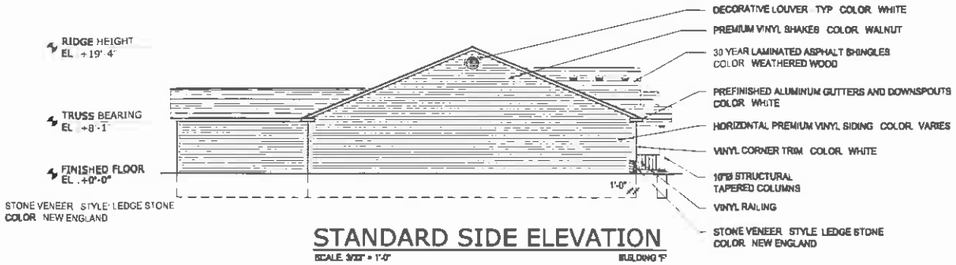
A1.5
sheet no.



HIGH PROFILE SIDE ELEVATION

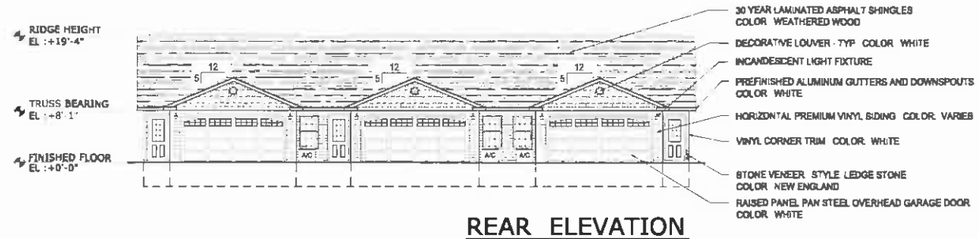
SCALE 3/32" = 1'-0" BUILDING 'F'

NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY



STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'F'

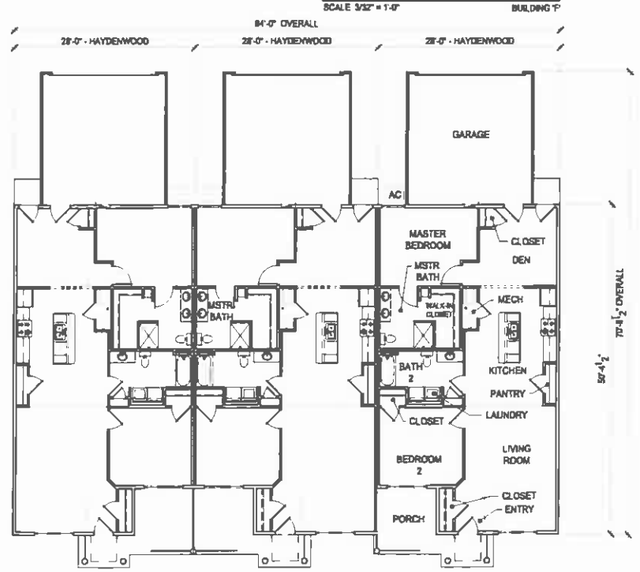


REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'F'

FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'F'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'F'

UNIT INFORMATION

UNIT TYPE: 'HAYDENWOOD'

FLOOR AREA
1,744 S F (GROSS)
1,346 S F (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE
TWO (2) CARS

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

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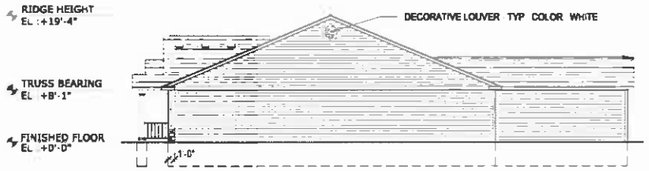
drawing: 3 UNIT BUILDING - 28' WIDE - TYPE HAYDENWOOD
project no. 10815
date JULY 22, 2015
scale AS NOTED

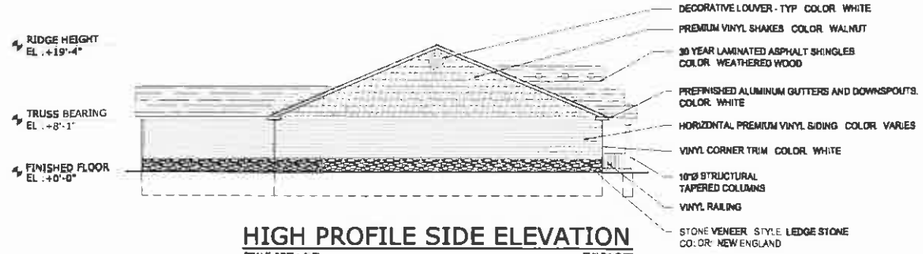
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

A1.6
sheet no



STANDARD SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'G'



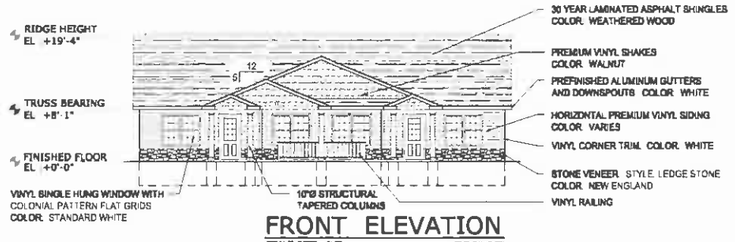
HIGH PROFILE SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'G'

NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY

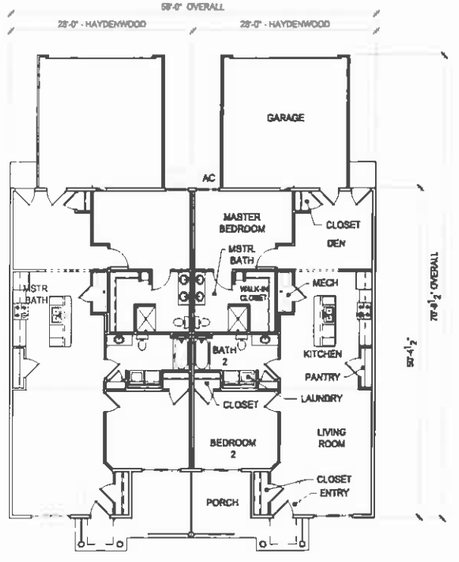
REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'G'



FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'G'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'G'

UNIT INFORMATION

UNIT TYPE: 'HAYDENWOOD'

FLOOR AREA:
1,744 S.F. (GROSS)
1,346 S.F. (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
TWO (2) CARS

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

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fax. 330 . 666 . 5812
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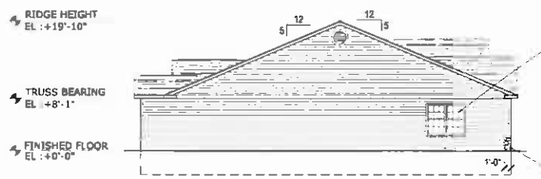
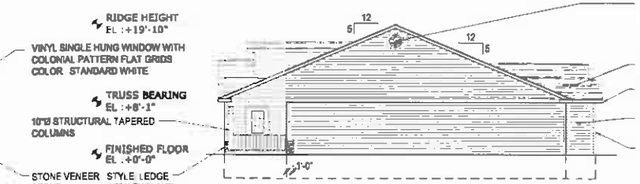
drawing: 2 UNIT BUILDING - 28' WIDE - TYPE HAYDENWOOD
project no: 10815
date: JULY 22, 2015
scale: AS NOTED
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

A1.7
sheet no



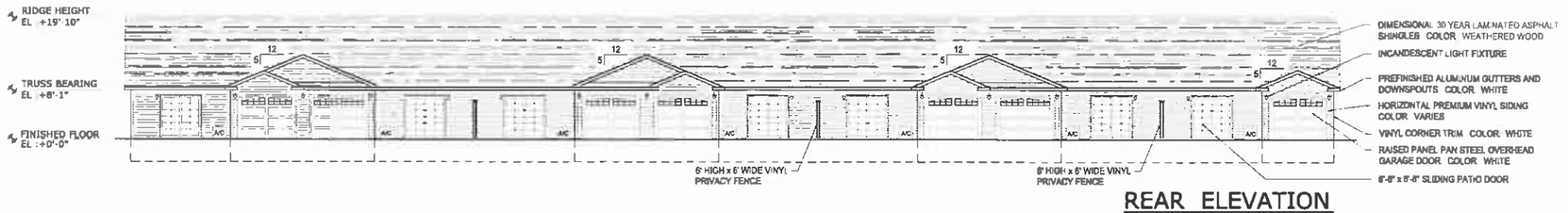


STD. SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'H'

STD. SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'H'

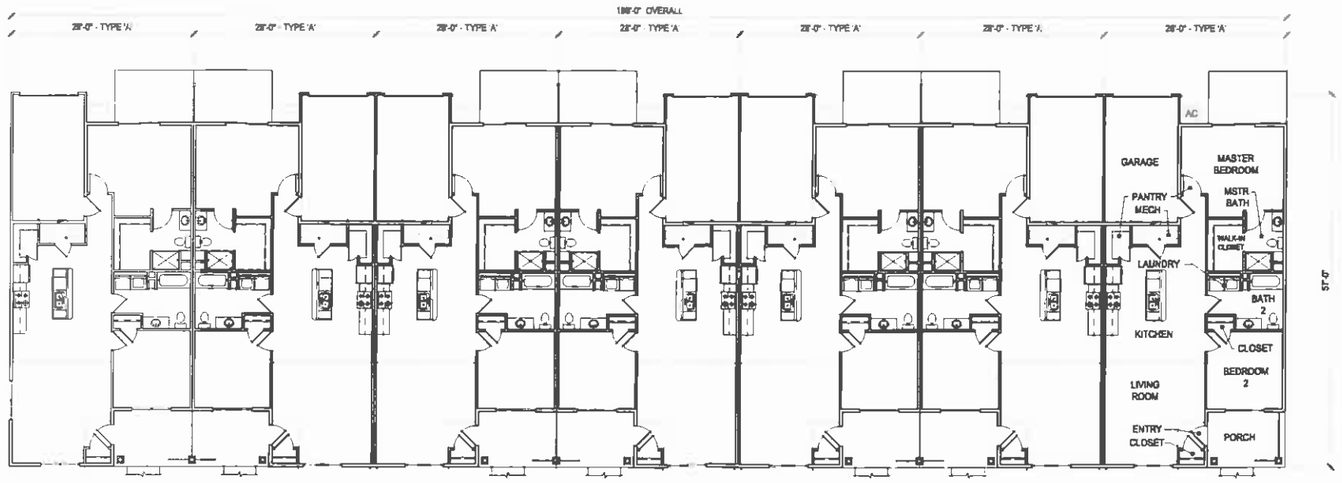


REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'H'

FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'H'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'H'

UNIT INFORMATION

UNIT TYPE: 'A'

FLOOR AREA
1,421 S.F. (GROSS)
1,197 S.F. (LIVING)

BEDROOMS
TWO (2)

BATHROOMS
TWO (2)

GARAGE TYPE
ONE (1) CAR

PRELIMINARY

NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION

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www.

drawing: 7 UNIT BUILDING - 28' WIDE - TYPE 'A'

project no: 10815

date: JULY 22, 2015

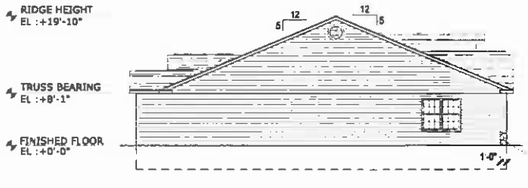
scale: AS NOTED

project: ASHWOOD GLEN

FRANKLIN COUNTY
GROVE CITY, OH

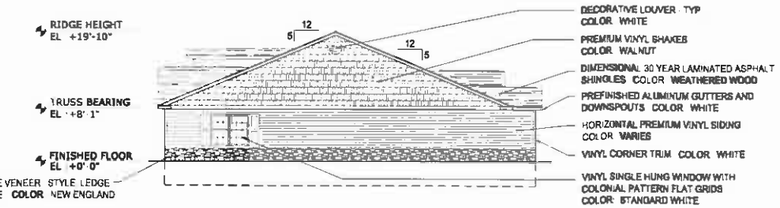
A1.8

sheet no



STD. SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'J'

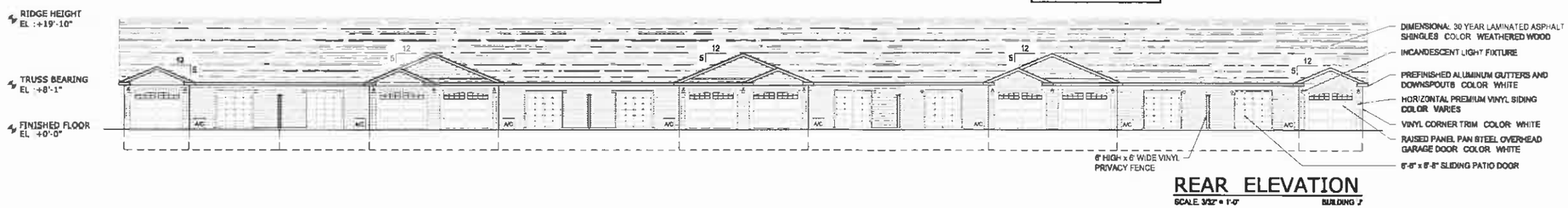


HIGH PROFILE SIDE ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'J'

NOTE:

HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY

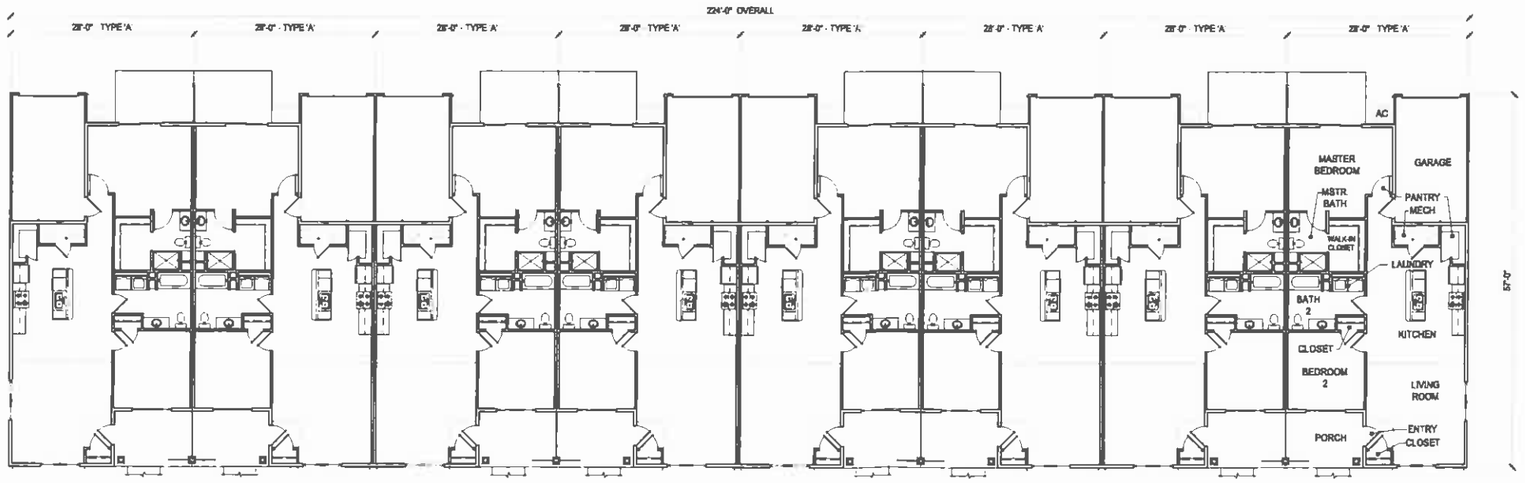


REAR ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'J'

FRONT ELEVATION

SCALE 3/32" = 1'-0" BUILDING 'J'



OVERALL FLOOR PLAN

SCALE 3/32" = 1'-0" BUILDING 'J'

UNIT INFORMATION

UNIT TYPE: 'A'

FLOOR AREA
1,421 S.F. (GROSS)
1,197 S.F. (LIVING)

BEDROOMS:
TWO (2)

BATHROOMS:
TWO (2)

GARAGE TYPE:
ONE (1) CAR

PRELIMINARY

NOTE!!!
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drawing: 8 UNIT BUILDING - 28' WIDE - TYPE 'A'
project no: 10815
date: JULY 22, 2015
scale: AS NOTED
project: ASHWOOD GLEN
FRANKLIN COUNTY
GROVE CITY, OH

A1.9
sheet no

mann
architects

Ashwood Glen, Grove City, Ohio

Exterior materials:

Roofing:	30 year laminated ashphalt shingles. GAF Timberline, Tamko Classic Heritage , (or Equivalent) Color: Weathered Wood
Siding:	Vinyl Siding Norandex, Woodsman Select, Royal Journeymen Select (or equivalent). Color palette: Firebrick, Ivy, Sand, Sierra, Sandstone, Wheat, Tan
Shake Accents:	Vinyl Split Shakes Vinyl Siding Norandex Home Accents (or equivalent). Color: Walnut
Corner Trim:	Vinyl Corner Trim Norandex, Woodsman Select, Royal, Journeymen Select (or equivalent) Color palette: White
Stone Veneer & Wainscot Cap:	Environmental Stone Works, (or equivalent) Style: Ledgestone Color: New England
Windows:	Simonton Profinish Brickmold Series 300 (or equivalent) Vinyl standard window with colonial pattern flat grids Color: White
Fascia & Rake:	Prefinished Aluminum Cladding Various manufacturers Color: White
Soffit:	Vented Aluminum Various manufacturers Color: White
Gutters and Downspouts:	Prefinished Aluminum Various manufacturers Color: White
Garage Doors:	C.H.I. Overhead Doors (or equivalent) Raised Panel Pan Steel Color: White
Front Doors:	Therma Tru Doors (or equivalent) Color: Varies

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tel (330) 666-5770 • fax (330) 666-8812 • web site www.mann-architects.com

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www.structurepoint.com

MEMORANDUM

DATE: June 1, 2015

TO: Mr. Kyle Rauch

FROM: Oliver Damschroder

RE: Redwood - Scioto Meadows Utility Plan

CC: Grove City Planning Commission

Dear Mr. Rauch,

Below is a brief summary of how we are planning to reuse and modify the existing onsite utilities and bring the stormwater detention basin up to OEPA water quality code.

- Stormwater – The existing stormwater detention basin, pipes and catch basins were all originally installed as part of the original Scioto Meadows development in 1999. As part of the redevelopment of the north parcel, only two runs of storm sewer will need to be relocated. The outlet structure of the existing detention basin will be modified to provide Water Quality, which was not a requirement when the basin was originally constructed. The proposed site will be approximately ten percent less impervious than the development that was previously proposed, so additional detention will not be required.

- Sanitary Sewer – All sanitary sewers were installed as part of the original development in 1999 as well. The new development will be able to utilize these sewers without removing of rerouting any of the infrastructure.

- Water – The private water mains were installed in 1999 as part of the original development. Because the existing Scioto Meadows condominiums have an association fees that take care of all water charges, the new development will need to be on its own isolated system. This will be accomplished by cutting and plugging the existing main in two locations. One location is at the northwest corner of Lakeview Drive East and West River Road. The other is at the northwest corner of Lakeview Drive West and Pondview Drive. After the lines have been isolated, a new water connection will be made from the existing 8" water main on West River Road. At this point, new meters and backflow preventers will be installed. The existing 8" will then be reused as a dedicated fire main. A new 3" domestic main will be constructed parallel to the 8" fire main. All proposed changes have been discussed with the City of Columbus.

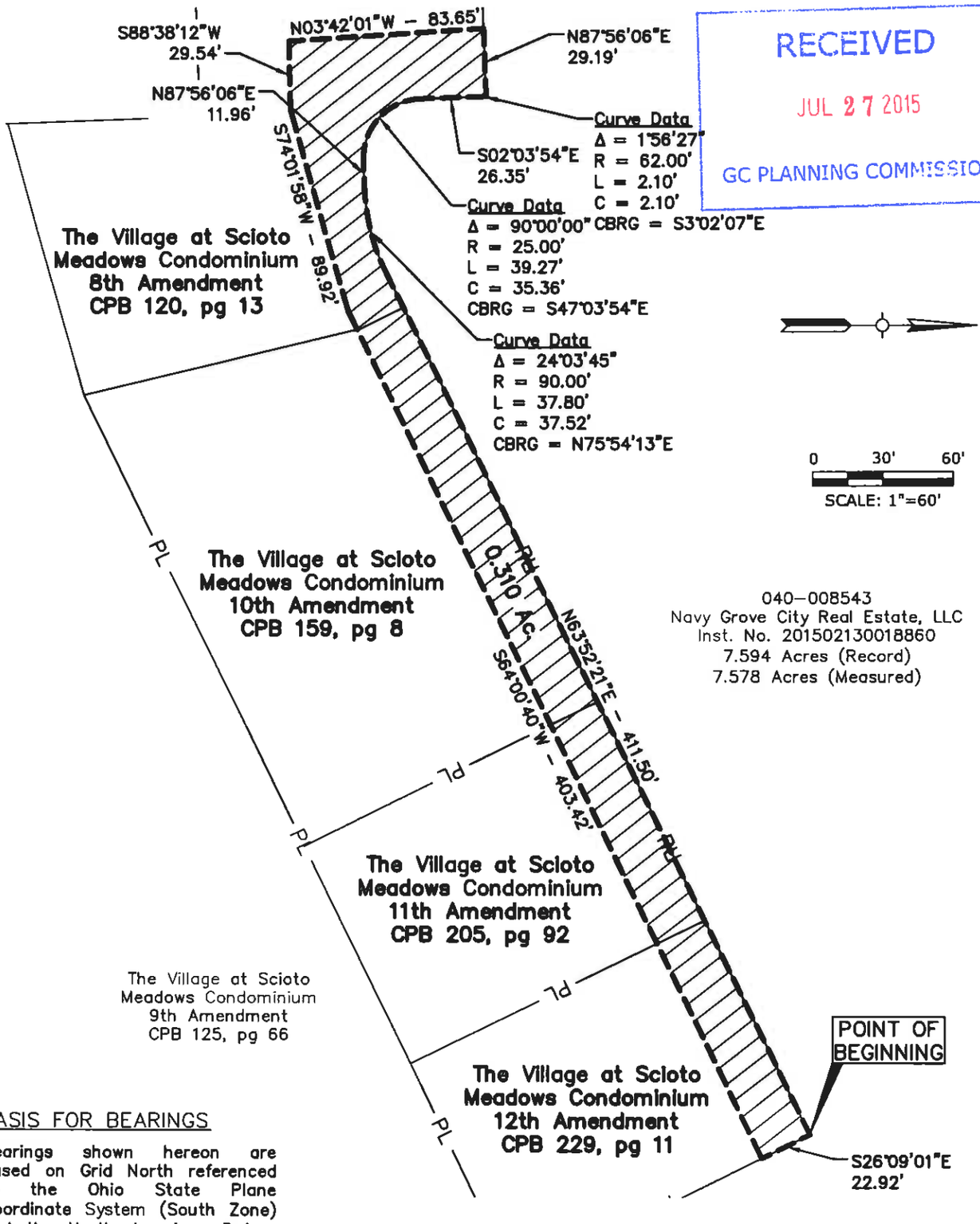
Please do not hesitate to contact our office if there are any questions, clarifications or additional information needed.

Respectfully Submitted,

American Structurepoint, Inc.

Oliver Damschroder, LEED AP
Design Manager

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 1105, and being a part of that 7.594 acre tract conveyed to Navy Grove City Real Estate, LLC in Instrument Number 201502130018860, all records reference hereon are on file at the Office of the Recorder for Franklin County, Ohio



RECEIVED
JUL 27 2015
GC PLANNING COMMISSION

040–008543
Navy Grove City Real Estate, LLC
Inst. No. 201502130018860
7.594 Acres (Record)
7.578 Acres (Measured)

BASIS FOR BEARINGS

Bearings shown hereon are based on Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS solution.

This easement exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham Date
Registered Professional Surveyor No. 8438

0.310 ACRE ACCESS EASEMENT

AMERICAN STRUCTUREPOINT INC.
2550 CORPORATE EXCHANGE DRIVE
SUITE 300
COLUMBUS, OHIO 43231
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

DATE: 7/24/2015
DRAWN BY: MJW
JOB NO. 15.689
SHEET NO. 1 of 1

PLOT SCALE: 1:1 EDIT DATE: 7/24/15 – 4:14 PM EDITED BY: MWARD DRAWING FILE: O:\2015\00689\D. DRAWINGS\SURVEY\201500689.SV.2015-07-24.EASEMENT EXHIBIT 2.DWG

DESCRIPTION OF A 0.310 ACRE ACCESS EASEMENT

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey Number 1105, being a part of The Village at Scioto Meadows Condominium and its amendments, said condominium being described in a deed to Scioto Meadows, LLC, of record in Instrument Number 200003130049247, all records referend herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the northeast corner of the 12th Amendment to The Village at Scioto Meadows Condominium, as recorded in Condominium Plat Book 229, page 11, being a southwest corner of that 7.594 acre tract described in a deed to Navy Grove City Real Estate, LLC, of record in Instrument Number 201502130018860;

Thence **South 26 degrees 09 minutes 01 seconds East**, along the northeast line of said 12th Amendment and along a southwest line of said 7.594 acre tract, a distance of **22.92 feet** to a point;

Thence across said The Village at Scioto Meadows Condominium tract along the following four (4) described courses:

1. **South 64 degrees 00 minutes 40 seconds West**, a distance of **403.42 feet** to a point;

2. **South 74 degrees 01 minutes 58 seconds West**, a distance of **89.92 feet** to a point;

3. **South 88 degrees 38 minutes 12 seconds West**, a distance of **29.54 feet** to a point;

4. **North 03 degrees 42 minutes 01 second West**, a distance of **83.65 feet** to a point on the north line of the 8th Amendment to The Village at Scioto Meadows Condominium, as recorded in Condominium Plat Book 120, page 13, being on a south line of said 7.594 acre tract;

Thence along the common line between said The Village at Scioto Meadows Condominium tract and said 7.594 acre tract along the following () described courses:

1. **North 87 degrees 56 minutes 06 seconds East**, a distance of **29.19 feet** to a point;

2. Along the arc of a non-tangent curve to the right, said curve having a radius of **62.00 feet**, a central angle of **01 degree 56 minutes 27 seconds** and an arc length of **2.10 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 03 degrees 02 minutes 07 seconds East** and a length of **2.10 feet**;

3. **South 02 degrees 03 minutes 54 seconds East**, a distance of **26.35 feet** to a point of curvature;

4. Along the arc of a curve to the left, said curve having a radius of **25.00 feet**, a central angle of **90 degrees 00 minutes 00 seconds** and an arc length of **39.27 feet** to a of tangency, said curve being subtended by a long chord having a bearing of **South 47 degrees 03 minutes 54 seconds East** and a length of **35.36 feet**;

5. **North 87 degrees 56 minutes 06 seconds East**, a distance of **11.96 feet** to a point of curvature;

6. Along the arc of a curve to the left, said curve having a radius of **90.00 feet**, a central angle of **24 degrees 03 minutes 45 seconds** and an arc length of **37.80 feet** to a point of tangency, said curve being subtended by a long chord having a ebaring of **North 75 degrees 54 minutes 13 seconds East** and a length of **37.52 feet**;

7. **North 63 degrees 52 minutes 21 seconds East**, a distance of **411.50 feet** to the **POINT OF BEGINNING** for the herein described access easement.

The above described access easement contains a total area of **0.310 acres** located within The Village at Scioto Meadows Condominium common area.

The bearings described herein are based on Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS Solution.

The above described access easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 24, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

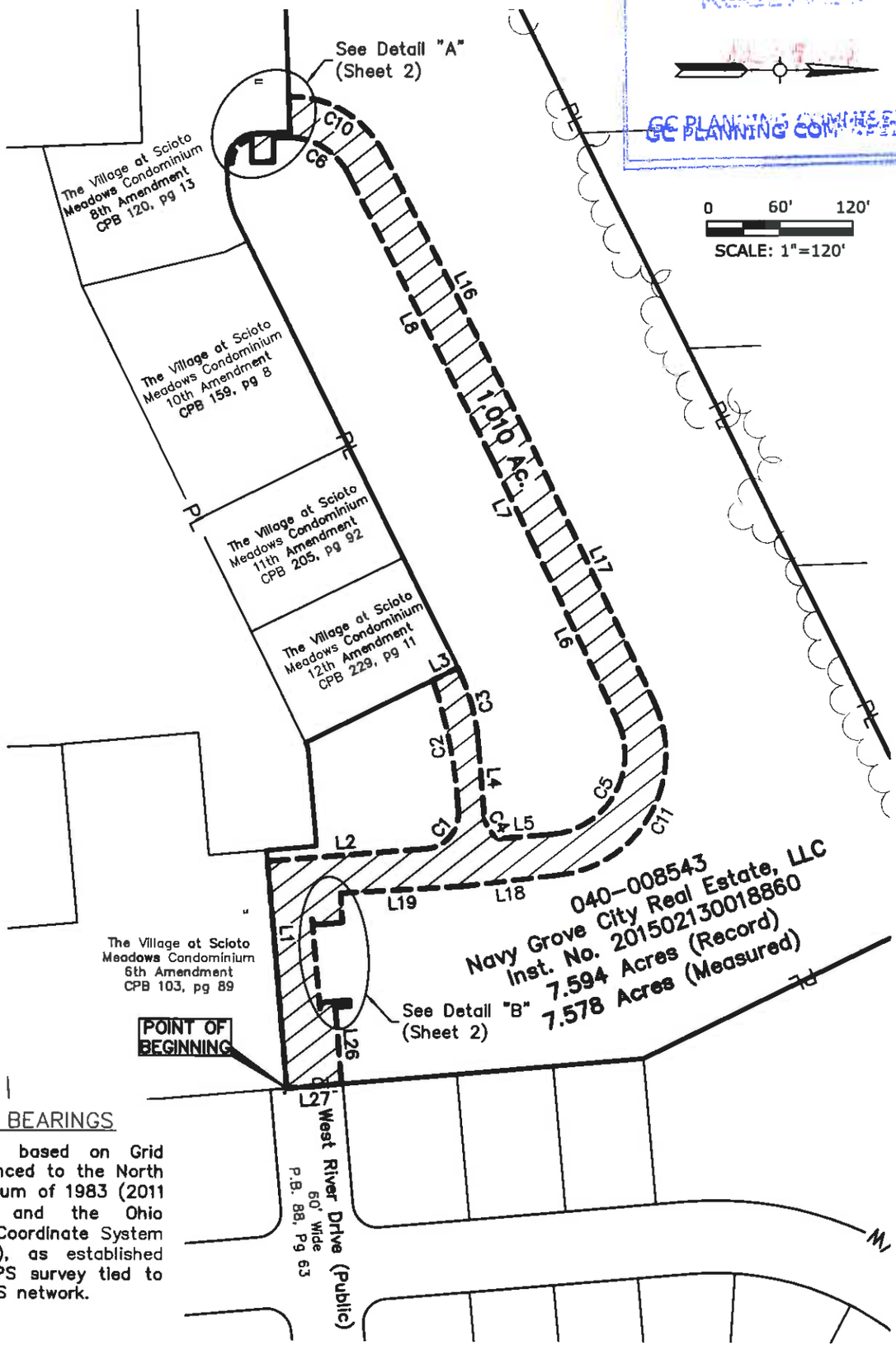
American Structurepoint, Inc.

_____ _____

Brian P. Bingham, PS Date
Registered Professional Surveyor No. 8438

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 1105, and being a part of that 7.594 acre tract conveyed to Navy Grove City Real Estate, LLC in Instrument Number 201502130018860, all records reference hereon are on file at the Office of the Recorder for Franklin County, Ohio.

RECEIVED
GC PLANNING COMMISSION



BASIS FOR BEARINGS

Bearings are based on Grid North, referenced to the North American Datum of 1983 (2011 Adjustment) and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey tied to the ODOT VRS network.

This easement exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham Date
Registered Professional Surveyor No. 8438

1.010 ACRE ACCESS EASEMENT

AMERICAN STRUCTUREPOINT INC.
2550 CORPORATE EXCHANGE DRIVE
SUITE 300
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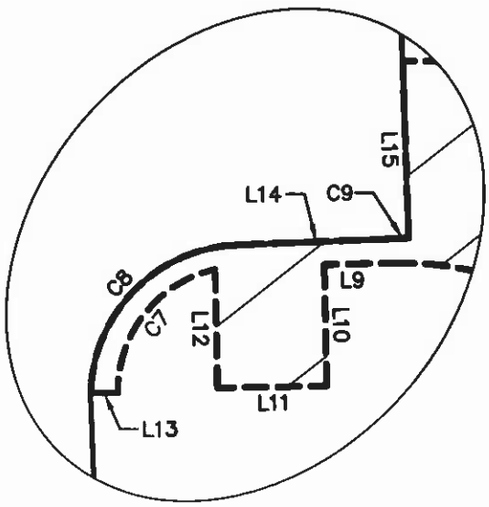
www.structurepoint.com

DATE: 7/24/2015
DRAWN BY: MJW
JOB NO. 15.689
SHEET NO. 1 of 2

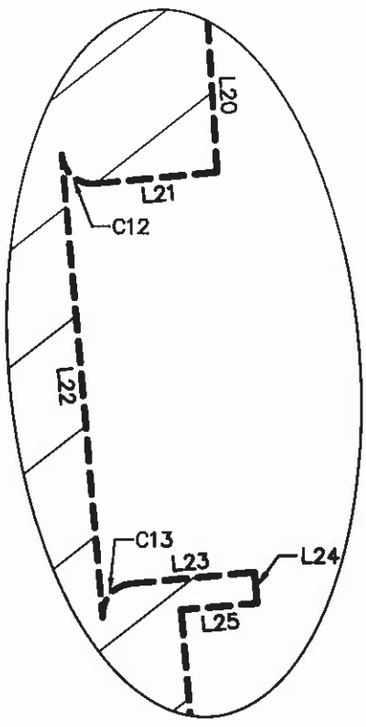
PLOT SCALE: 1:1 EDIT DATE: 7/24/15 — 11:41 AM EDITED BY: MWARD DRAWING FILE: O:\2015\00689\D. DRAWINGS\SURVEY\20150068 9.SV.2015-07-24.EASEMENT EXHIBIT 1.DWG

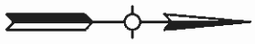
Line Table		
Line #	Length	Direction
L1	189.36'	S85° 07' 20"W
L2	131.85'	N04° 34' 24"W
L3	22.92'	N26° 09' 01"W
L4	59.39'	N85° 29' 48"E
L5	44.17'	N04° 38' 13"W
L6	160.07'	S64° 39' 15"W
L7	77.63'	S64° 17' 32"W
L8	266.61'	S63° 21' 14"W
L9	11.41'	S01° 02' 04"E
L10	20.00'	N89° 01' 23"E
L11	18.00'	S00° 58' 37"E
L12	19.60'	S89° 01' 23"W
L13	4.48'	S00° 56' 04"E
L14	26.35'	N02° 03' 54"W
L15	29.19'	S87° 56' 06"W
L16	255.55'	N63° 10' 50"E
L17	250.60'	N64° 39' 15"E
L18	77.24'	S06° 47' 25"E
L19	101.37'	S03° 22' 19"E
L20	24.47'	N86° 30' 07"E
L21	19.74'	S05° 17' 04"E
L22	75.16'	N84° 58' 51"E
L23	20.27'	N05° 17' 38"W
L24	5.00'	N84° 42' 56"E
L25	12.32'	S04° 52' 40"E
L26	63.41'	N85° 07' 20"E
L27	45.57'	S04° 52' 40"E

Detail "A"
Not to Scale



Detail "B"
Not to Scale





BASIS FOR BEARINGS

Bearings are based on Grid North, referenced to the North American Datum of 1983 (2011 Adjustment) and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey tied to the ODOT VRS network.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	45.51'	29.24'	089°09'21"	41.05'	N49°07'37"W
C2	110.43'	413.83'	015°17'22"	110.10'	S78°58'07"W
C3	65.08'	172.44'	021°37'27"	64.70'	N74°41'04"E
C4	23.46'	24.50'	054°51'08"	22.57'	N58°04'14"E
C5	127.53'	66.00'	110°42'32"	108.59'	N59°59'29"W
C6	62.93'	56.00'	064°23'20"	59.67'	S31°09'35"W
C7	28.11'	20.50'	078°34'11"	25.96'	S51°38'58"E
C8	37.78'	25.00'	086°34'36"	34.28'	N45°21'12"W
C9	2.10'	62.00'	001°56'27"	2.10'	N03°02'07"W
C10	97.94'	87.00'	064°29'59"	92.85'	N31°06'16"E
C11	193.15'	100.00'	110°39'51"	164.49'	S60°00'50"E
C12	8.02'	5.00'	091°56'09"	7.19'	S40°41'00"W
C13	7.66'	5.00'	087°44'56"	6.93'	N51°15'04"W

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SHEET NO. 2 of 2

PLOT SCALE: 1:1 EDIT DATE: 7/24/15 - 11:41 AM EDITED BY: MWARD DRAWING FILE: O:\2015\00689\D. DRAWINGS\SURVEY\201500689.SV.2015-07-24.EASEMENT EXHIBIT 1.DWG

DESCRIPTION OF A 1.010 ACRE ACCESS EASEMENT

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey Number 1105, being a part of that 7.594 acre tract conveyed to Navy Grove City Real Estate, LLC, of record in Instrument Number 201502130018860, all records referend herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southeast corner of said 7.594 acre tract, being the northeast corner of the 6th Amendment to The Village at Scioto Meadows Condominium, as recorded in Condominium Plat Book 103, page 89, and being on the west line of Scioto Meadows Section 1 Part 3, as recorded in Plat Book 88, page 63;

Thence **South 85 degrees 07 minutes 20 seconds West**, along a south line of said 7.594 acre tract and along a north line of said 6th Amendment, a distance of **189.36 feet** to a point;

Thence across said 7.594 acre tract along the following three (3) described courses:

1. **North 04 degrees 34 minutes 24 seconds West**, a distance of **131.85 feet** to a point of curvature;

2. Along the arc of a curve to the left, said curve having radius of **29.24 feet**, a central angle of **89 degrees 09 minutes 21 seconds** and an arc length of **45.51 feet** to a point of compound curvature, said curve being a subtended by a long chord having a bearing of **North 49 degrees 07 minutes 37 seconds West** and a length of **41.05 feet**;

3. Along the arc of a curve to the left, said curve having a radius of **413.83 feet**, a central angle of **15 degrees 17 minutes 22 seconds** and an arc length of **110.43 feet** to a southwest line of said 7.594 acre tract, being the northeast line of the 12th Amendment to The Village at Scioto Meadows Condominium, as recorded in Condominium Plat Book 229, page 11, said curve being subtended by a long chord having a bearing of **South 78 degrees 58 minutes 07 seconds West** and a length of **110.10 feet**;

Thence **North 26 degrees 09 minutes 01 seconds West**, along a southwest line of said 7.594 acre tract and along the northeast line of said 12th Amendment, a distance of **22.92 feet** to a southwest corner of said 7.594 acre tract, being the northeast corner of said 12th Amendment;

Thence across said 7.594 acre tract along the following fifteen (15) described courses:

1. Along the arc of a non-tangent curve to the right, said curve having a radius of **172.44 feet**, a central angle of **21 degrees 37 minutes 27 seconds** and an arc length of **65.08 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 74 degrees 41 minutes 04 seconds East** and a length of **64.70 feet**;

2. **North 85 degrees 29 minutes 48 seconds East**, a distance of **59.39 feet** to al point of curvature;

3. Along the arc of al curve to the left, said curve having a radius of **24.50 feet**, a central angle of **54 degrees 51 minutes 08 seconds** and an arc length of **23.46 feet** to a point, said curve being subtended by a long chord having a bearing of **North 58 degrees 04 minutes 14 seconds East** and a length of **22.57 feet**;

4. **North 04 degrees 38 minutes 13 seconds West**, a distance of **44.17 feet** to a point of curvature;

5. Along the arc of a curve to the left, said curve having a radius of **66.00 feet**, a central angle of **110 degrees 42 minutes 32 seconds** and an arc length of **127.53 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 59 degrees 59 minutes 29 seconds** and a length of **108.59 feet**;

6. **South 64 degrees 39 minutes 15 seconds West**, a distance of **160.07 feet** to a point;

7. **South 64 degrees 17 minutes 32 seconds West**, a distance of **77.63 feet** to a point;

8. **South 63 degrees 21 minutes 14 seconds West**, a distance of **266.61 feet** to a point of curvature;

9. Along the arc of a curve to the left, said curve having a radius of **56.00 feet**, a central angle of **110 degrees 42 minutes 32 seconds** and an arc length of **62.93 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 31 degrees 09 minutes 35 seconds West** and a length of **59.67 feet**;

10. **South 01 degrees 02 minutes 04 seconds East**, a distance of **11.41 feet** to a point;

11. **North 89 degrees 01 minute 23 seconds East**, a distance of **20.00 feet** to a point;

12. **South 00 degrees 58 minutes 37 seconds East**, along a line perpendicular to the previous course, a distance of **18.00 feet** to a point;

13. **South 89 degrees 01 minute 23 seconds West**, along a line perpendicular to the previous course, a distance of **19.60 feet** to a point;

14. Along the arc of a curve to the left, said curve having a radius of **20.50 feet**, a central angle of **78 degrees 34 minutes 11 seconds** and an arc length of **28.11 feet** to a point, said curve being subtended by a long chord having a bearing of **South 51 degrees 38 minutes 58 seconds East** and a length of **25.96 feet**;

15. **South 00 degrees 56 minutes 04 seconds East**, a distance of **4.48 feet** to a point on a curve on a south line of said 7.594 acre tract, being a north line of the 8th Amendment to The Village at Scioto Meadows Condominium, as recorded in Condominium Plat Book 120, page 13;

Thence along the arc of a non-tangent curve to the right, along a southwest line of said 7.594 acre tract and along a northeast line of said 8th Amendment, said curve having a radius of **25.00 feet**, a central angle of **86 degrees 34 minutes 36 seconds** and an arc length of **37.78 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 45 degrees 21 minutes 12 seconds West** and a length of **34.28 feet**;

Thence **North 02 degrees 03 minutes 54 seconds West**, along a west line of said 7.594 acre tract and along an east line of said 8th Amendment, a distance of **26.35 feet** to a point of curvature;

Thence along the arc of a curve to the left, continuing along a west line of said 7.594 acre tract and continuing along an east line of said 8th Amendment, said curve having a radius of **62.00 feet**, a central angle of **01 degree 56 minutes 27 seconds** and an arc length of **2.10 feet** to a southwest corner of said 7.594 acre tract, being a northeast corner of said 8th Amendment, said curve being subtended by a long chord having a bearing of **North 03 degrees 02 minutes 07 West** and a length of **2.10 feet**;

Thence **South 87 degrees 56 minutes 06 seconds West**, along a south line of said 7.594 acre tract and along a north line of said 8th Amendment, a distance of **29.19 feet** to a point;

Thence across said 7.594 acre tract along the following fifteen (15) described courses:

1. Along the arc of a non-tangent curve to the right, said curve having a radius of **87.00 feet**, a central angle of **64 degrees 29 minutes 59 seconds** and an arc length of **97.94 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 31 degrees 06 minutes 16 seconds East** and a length of **92.85 feet**;

2. **North 63 degrees 10 minutes 50 seconds East**, a distance of **255.55 feet** to a point;

3. **North 64 degrees 39 minutes 15 seconds East**, a distance of **250.60 feet** to a point of curvature;

4. Along the arc of a curve to the right, said curve having a radius of **100.00 feet**, a central angle of **110 degrees 39 minutes 51 seconds** and an arc length of **193.15 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 60 degrees 00 minutes 50 seconds East** and a length of **164.49 feet**;

5. **South 06 degrees 47 minutes 25 seconds East**, a distance of **77.24 feet** to a point;

6. **South 03 degrees 22 minutes 19 seconds East**, a distance of **101.37 feet** to a point;

7. **North 86 degrees 30 minutes 07 seconds East**, a distance of **24.47 feet** to a point;

8. **South 05 degrees 17 minutes 04 seconds East**, a distance of **19.74 feet** to a point of curvature;

9. Along the arc of al curve to the right, said curve having a radius of **5.00 feet**, a central angle of **91 degrees 56 minutes 09 seconds** and an arc length of **8.02 feet** to a point, said curve being subtended by a long chord having a bearing of **South 40 degrees 41 minutes 00 seconds West** and a length of **7.19 feet**;

10. **North 84 degrees 58 minutes 51 seconds East**, a distance of **75.16 feet** to a point;

11. Along the arc of a non-tangent curve to the right, said curve having a radius of **5.00 feet**, a central angle of **87 degrees 44 minutes 56 seconds** and an arc length of **7.66 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 51 degrees 15 minutes 04 seconds West** and a length of **6.93 feet**;

12. **North 05 degrees 17 minutes 38 seconds West**, a distance of **20.27 feet** to a point;

13. **North 84 degrees 42 minutes 56 seconds East**, a distance of **5.00 feet** to a point;

14. **South 04 degrees 52 minutes 40 seconds East**, a distance of **12.32 feet** to a point;

15. **North 85 degrees 07 minutes 20 seconds East**, a distance of **63.41 feet** to a point on the east line of said 7.594 acre tract, being on the west line of said Scioto Meadows Section 1 Part 3;

Thence **South 04 degrees 52 minutes 40 seconds East**, along the east line of said 7.594 acre tract and along the west line of said Scioto Meadows Section 1 Part 3, a distance of **45.57 feet** to the **POINT OF BEGINNING** for the herein described access easement.

The above described access easement contains a total area of **1.010 acres** located within Franklin County Auditor's parcel number 040-008543.

The bearings described herein are based on Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS Solution.

The above described access easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 24, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

_____ _____

Brian P. Bingham, PS Date
Registered Professional Surveyor No. 8438