NORTH

SHEET FLOW
DIST=100'
ELEV=861.0–859.8=1.2'
SLOPE=1.2'/100'=1.2%

NORTH WATERSHED
A=17.78 AC.
WEIGHTED CN= 78
TC= 36.7 MIN

SHALLOW CONCENTRATION
DIST=1180'
ELEV=859.8–854.0=5.8'
SLOPE=5.8'/1180'=0.49%

SOUTH WATERSHED
A=16.54 AC.
WEIGHTED CN= 78
TC= 24.1 MIN

SHALLOW CONCENTRATION
DIST=963'
ELEV=862.0–854.0=8.0'
SLOPE=8.0'/963'=0.83%

SHEET FLOW
DIST=100'
ELEV=864.0–862.0=2.0'
SLOPE=2.0'/100'=2.0%

WILLIAMSBURG COURT

SOUTHERN GROVE DRIVE

ORDERS ROAD

LEGEND

- 930 — EXISTING INDEX CONTOUR
- 932 — EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOWLINE
- FLOW CHANGE INDICATOR
- EXISTING WATERSHED BOUNDARY

SCALE IN FEET
0 100 200

REFERENCE

1. ALL EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, AUGUST 2015.

RECEIVED
AUG 31 2015
GC PLANNING COMMISSION

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

HOMEWOOD CORPORATION
DEVELOPMENT PLAN
HOLTON PARK
GROVE CITY, OHIO

DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=100'	PROJECT NO:	152-743

COVER SHEET

DRAWING NO.: 1

SHEET 1 OF 1

CITY OF GROVE CITY, OHIO
DEVELOPMENT PLAN
HOLTON PARK
2015

ZONING TEXT

INTRODUCTION

THE HOMEWOOD CORPORATION IS SUBMITTING THIS APPLICATION FOR THE REZONING OF 35.25 ACRES FROM SF-I TO PUD WITH R2 STANDARDS. THE PROPOSED DEVELOPMENT SHALL INCLUDE SINGLE-FAMILY HOMES AND OPEN SPACE AREAS. THE PROJECT INCLUDES A LANDSCAPED ENTRANCE OFF OF ORDERS ROAD THAT TRAVELS GENERALLY NORTH WITH A CONNECTION TO THE HOLTON RUN SUBDIVISION.

PERMITTED USES

SINGLE FAMILY (35.25± ACRES)

THIS PROJECT INCLUDES A MAXIMUM OF 81 SINGLE-FAMILY LOTS ON 35.25 ACRES AT A DENSITY OF APPROXIMATELY 2.29 UNITS AN ACRE. ANY OPEN SPACE, ENTRY FEATURES, AND COMMON AREAS SHALL BE OWNED, MAINTAINED AND REPAIRED BY A HOMEOWNERS' ASSOCIATION. MINIMUM BUILDING FLOOR AREA FOR RANCH, 1 ½ AND TWO-STORY HOMES SHALL BE APPROVED AS PART OF THE DEVELOPMENT PLAN APPROVAL PROCESS. ALL MODEL HOMES SHALL BE A MINIMUM OF 2,000 SQ. FT. OF BUILDING FLOOR AREA. 100% OF THE LOTS SHALL HAVE 80' OF FRONTAGE AT THE BUILDING LINE. ALL LOTS SHALL MEET OR EXCEED 10,000 SQUARE FEET.

PENALTY

VIOLATION OF ANY OF THE ABOVE SHALL BE DEEMED A VIOLATION PER THE PROVISIONS OF SECTION 1131.99 OF THE CODIFIED ORDINANCES.

APPLICANT, OR ITSELF, ITS SUCCESSORS AND ASSIGNS, INCLUDING SUCCESSORS OWNERS OF THE PROPERTY, DO HEREBY AGREE TO ABIDE BY THE ABOVE RESTRICTIONS AND CONDITIONS CONTAINED IN THIS TEXT.

APPROVED:

______________________ DATE ________

BY:

______________________ DATE ________

DEVELOPMENT STANDARDS TEXT

I. INTRODUCTION

THE HOMEWOOD CORPORATION IS SUBMITTING THIS DEVELOPMENT PLAN APPLICATION FOR 35.25± ACRES TO INCLUDE SINGLE-FAMILY LOTS AND OPEN SPACE. THE SITE IS LOCATED ALONG THE EAST SIDE OF HARRISBURG PIKE, SOUTH OF THE HOLTON RUN SUBDIVISION. A PORTION OF THE SITE ABUTS PROPERTIES WITHIN JACKSON TOWNSHIP (THE SOUTHERN GROVE SUBDIVISION).

II. DEVELOPMENT STANDARDS

(RESIDENTIAL 35.25± ACRES)

100% OF THE SINGLE FAMILY LOTS SHALL MEET THE RESIDENTIAL DISTTICT MINIMUM REQUIREMENTS FOR R-2 LOTS (80' FOOT MINIMUMS).

THE APPLICANT/OWNER OF THE PROPERTY WILL COMMIT TO THE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE DEVELOPMENT PLAN AND TEXT. THE DEVELOPMENT PLAN WILL BECOME A PART OF THE RESOLUTION AND WILL BE SUBJECT TO VARIATION IN ACCORDANCE WITH FINAL ENGINEERING.

SINGLE FAMILY ARCHITECTURAL STANDARDS:

1. ROOFS: NO FLAT ROOFS SHALL BE PERMITTED ON ANY RESIDENTIAL STRUCTURE OR ACCESSORY BUILDING.
2. BUILDING HEIGHTS: BUILDING HEIGHT SHALL NOT EXCEED 35'.
3. FENCES: FENCES OR WALLS SHALL BE CONSTRUCTED OF WOOD, STONE, BRICK OR ORNAMENTAL IRON OR ALUMINUM ONLY, AND IN NO EVENT SHALL CHAIN LINK OR OTHER METAL OR WIRE FENCING, OR STOCKADE TYPE FENCING BE PERMITTED.
4. LANDSCAPING: A TYPICAL LANDSCAPE PLAN FOR THE HOMES IS INCLUDED IN THE DEVELOPMENT PLAN DRAWINGS WHICH SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED, BY THE CITY'S URBAN FORESTER AS PART OF THE DEVELOPMENT PLAN APPROVAL.
5. LIGHTING: INTERIOR STREET LIGHTING WILL BE ON ALTERNATING SIDES OF THE STREET. ALL LIGHTING SHALL BE DECORATIVE CUT-OFF, DOWN OR UP-CAST AS REQUIRED BY GROVE CITY ORDINANCES. SEE PLAN FOR DETAILS.
6. MAIL BOXES: EACH SINGLE-FAMILY HOME WILL HAVE THE SAME STYLE POLE MOUNTED MAILBOX, INSTALLED BY BUILDER AS DEPICTED ON THE PLAN.
7. SQUARE FOOTAGES: HOMES WILL HAVE MINIMUM AQUARE FOOTAGES OF 1,800 SQUARE FEET FOR RANCHES AND 2,000 SQUARE FEET FOR TWO STORY HOMES.
8. MATERIALS: MINIMUM EXTERIOR MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO:
   - A. SHINGLES: 25 YEAR THREE TAB
   - B. SIDING: REYNOLDS EASY STREET
   - C. BRICK: NUMEROUS TYPES
   - D. GUTTERS: ALCOA, NUMEROUS COLOR OPTIONS
   - E. TRIM: VINYL
   - F ENTRY DOOR: THERMA TRN BUILDER SERIES
   - G. WINDOWS: M/I WINDOWS
   - H. GARAGE DOORS: AMARR GARAGE DOORS
   - I. SOFFIT AND FASCIA: LP SMART TRIM
   - J. FLASHING: 16 GUAGE APRON FLASHING
9. DIVERSITY. IN ORDER TO PREVENT EXCESSIVE DUPLICATION OF ANY PARTICULAR HOME STYLE, NO HOME HAVING THE SAME HOUSE PLAN AND SAME ELEVATION MAY BE BUILT WITH LESS THAN TWO LOTS BETWEEN THEM OR DIRECTLY ACROSS THE STREET FROM THE OTHER. NO HOME HAVING THE SAME HOUSE PLAN, EVEN WITH A DIFFERENT ELEVATION, MAY BE BUILT SIDE-BY-SIDE OR DIRECTLY ACROSS THE STREET. HOME SIDING COLORS CANNOT BE REPEATED SIDE-BY-SIDE.

OFFSITE IMPROVEMENTS

A PROJECT ENTRY FEATURE WITH SIGNAGE SHALL BE LOCATED ALONG ORDERS ROAD. THE PROPOSED SIGN(S) SHALL BE LOCATED ON EITHER SIDE OF THE ENTRY DRIVE AND SHALL NOT OBSTRUCT VIEWS TO VEHICULAR TRAFFIC OR INHIBIT ACCESS TO THE PROPERTY. ALL OTHER SIGNAGE SHALL COMPLY WITH THE CITY OF GROVE CITY ORDINANCES. CONSTRUCTION OF THESE OFF SITE IMPROVEMENTS SHALL BE COMPLETED IN PHASE I AS INDICATED ON THE DEVELOPMENT PLAN.

LANDSCAPING:

1. ALL LANDSCAPING SHALL COMPLY WITH THE REGULATIONS OF THE CITY OF GROVE CITY DEVELOPMENT PROCEDURES.
2. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 1136 OF THE CITY OF GROVE CITY DEVELOPMENT PROCEDURES.
3. NO STOCKADE TYPE FENCING IS PERMITTED.
4. A 30' LANDSCAPE BUFFER SHALL BE PROVIDED ALONG ORDERS ROAD AS INDICATED ON THE DEVELOPMENT PLAN.

ROADS AND CIRCULATION:

1. ONE POINT OF INGRESS/EGRESS SHALL BE PROVIDED FROM ORDERS ROAD.
2. HOLTON PARK SHALL HAVE ONE ACTIVE CONNECTION TO HOLTON RUN TO THE NORTH.
3. PURSUANT TO PAST REQUESTS MADE BY JACKSON TOWNSHIP FIRE DEPATTMENT, A STUB STREET SHALL BE REQUIRED TO CONNECT WITH SOUTHERN GROVE AS INDICATED ON THE DEVELOPMENT PLAN. WILLIAMSBURG COURT (WITHIN HOLTON PARK) SHALL BE EXTENDED TO THE PROPERTY LINE WITH 28' OF PAVEMENT AND PROVIDE A PAINTED TAPER TO MATCH THE PAVEMENT WIDTH IN SOUTHERN GROVE. IF THE EXISTING WILLIAMSBURG COURT (IN SOUTHERN GROVE) IS NOT PAVED TO THE PROPERTY LINE, A PAVING MATERIAL (SUCH AS GRAVEL OR GRASS PAVERS) SHALL BE PROVIDED TO FACILITATE ACCESS FOR EMERGENCY VEHICLES BETWEEN THE TWO DEVELOPMENTS.
4. ADDITIONAL POINTS OF INGRESS AND EGRESS ARE IDENTIFIED ON THE DEVELOPMENT PLAN.

III. OPEN SPACE:

1. THE SITE'S OPEN SPACE ACREAGE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. THE OPEN SPACE IS LOCATED ALONG BOTH SIDES OF THE HOLTON RUN DRAINAGE SWALE. THESE OPEN SPACE AREAS WILL CONTAIN NEWLY CREATED DETENTION PONDS THAT WILL SERVE AS STORM WATER MANAGEMENT FOR THE SITE. WITHIN RESERVE B, ON THE NORTH SIDE OF THE HOLTON RUN SWALE, A WALKING PATH WILL BE LOCATED ON THE NORTH SIDE OF THE POND AND CONNECT AT EITHER END INTO THE PUBLIC SIDEWALK SYSTEM. WITHIN RESERVE B ON THE SOUTH SIDE OF HOLTON RUN SWALE, NO WALKING PATH SHALL BE REQUIRED WITHIN THIS OPEN SPACE AREA. HOWEVER, PEDESTRIAN ACCESS IS AVAILABLE VIA AN EASEMENT BETWEEN LOTS 29 AND 30 AND ALONG MAYHEW DRIVE.
3. ALL ATTEMPTS WILL BE MADE TO PRESERVE EXISTING TREES AND VEGETATION ALONG THE SHARED PROPERTY EDGE WHERE GRADING AND DRAINAGE PERMIT.

IV: GENERAL PROVISIONS:

1. THE APPLICANT/DEVELOPER SHALL CONFORM TO THE CITY OF GROVE CITY REQUIREMENTS REGARDING STORM WATER MANAGEMENT AND SANITARY SEWERS.
2. HOMEOWNER ASSOCIATION RESPONSIBILITIES: A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR THE ENTIRE 35.25 ± ACRE SITE SOON PRIOR TO THE CLOSING OF THE FIRST HOME. THE ASSOCIATION'S RESPONSIBILITIES WILL INCLUDE THE MAINTENANCE OF ALL COMMON AREAS NOT OWNED BY THE CITY INCLUDING, BUT NOT LIMITED TO, ENTRANCE FEATURES, LANDSCAPING AND THE MAINTENANCE AND CARE OF RESERVES AS SET FORTH ON THE DEVELOPMENT PLAN.
3. THE FOLLOWING ACCESSORY STRUCTURES ARE PROHIBITED:
   - A. ABOVE GROUND POOLS
   - B. ANTENNAS
   - C. SATELLITE DISHES OVER 24" IN DIAMETER
   - D. OUTDOOR STORAGE UNITS/UTILITY SHEDS

PENALTY

VIOLATION OF ANY OF THE ABOVE SHALL BE DEEMED A VIOLATION PER THE PROVISIONS OF SECTION 1131.99 OF THE CODIFIED ORDINANCES.

APPLICANT, OR ITS SUCCESSORS AND ASSIGNS, INCLUDING SUCCESSORS OWNERS OF THE PROPERTY, DO HEREBY AGREE TO ABIDE BY THE ABOVE RESTTICTIONS AND CONDITIONS CONTAINED IN THIS TEXT.

______________________ HOMEWOOD CORPORATION ________ DATE

APPROVED:

______________________ BY: ________ DATE

DRAWING INDEX

DRAWING NO.	DESCRIPTION	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING TREE SURVEY
3	C200	LAYOUT & UTILITY PLAN
4	C300	GRADING PLAN
5	C700	LANDSCAPE PLAN
6	C701	LANDSCAPE PLAN
7	C800	DETAILS

REFERENCE

1. ALL EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, AUGUST 2015.

INDEX MAP
SCALE 1"=100'

LOCATION MAP
NOT TO SCALE

NARRATIVE

THE HOLTON PARK DEVELOPMENT CONSISTS OF APPROXIMATELY THIRTY-FIVE ACRES WITH EIGHTY-ONE SINGLE FAMILY RESIDENTIAL HOMES LOCATED ON THE NORTH SIDE OF ORDERS ROAD EAST OF HARRISBURG PIKE WITHIN THE CITY OF GROVE CITY. THE PROPOSED LOTS ARE A MINIMUM OF TEN THOUSAND SQUARE FEET WITH A MINIMUM LOT WIDTH OF EIGHTY-FEET. THE DEVELOPMENT HAS A CENTRAL OPEN SPACE CONSISTING OF APPROXIMATELY 6.6 ACRES WHICH INCORPORATES TWO RETENTION PONDS AS WELL AS A PEDESTRIAN TRAIL. THE GROSS DENSITY OF THE DEVELOPMENT IS 2.31 LOTS PER ACRE. THE DEVELOPMENT HAS ITS MAIN ACCESS ALONG ORDERS ROAD WITH AN ADDITIONAL ACCESS TO HOLTON RUN TO THE NORTH. IN CREATING THE SECONDARY ACCESS TO THE NORTH A PORTION OF THE HOLTON RUN DEVELOMENT PLAN IS BEING AMENDED.

SITE STATISTICS

CURRENT ZONING:	SF-1
PROPOSED ZONING:	PUD-R
TOTAL ACREAGE:	35.25 ACRES ±
NUMBER OF LOTS:	81
MINIMUM LOT SIZE:	10,000 SQ. FT.
FRONTYARD SETBACK:	30'
GROSS DENSITY:	2.31 LOT/ACRE
OPEN SPACE:	6.69 ACRES
RESERVE "A"	0.46 ACRES
RESERVE "B"	6.23 ACRES

NOTES

1. HOLTON PARK HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE & OWNERSHIP OF PROPOSED DETENTION BASINS, STREAM CORRIDORS, AND STREET TREES.

2. ALL OF HOLTON PARK IS IN THE FLOOD HAZARD ZONE X (OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0401K. EFFECTIVE DATE JUNE 17, 2008.

OWNER/DEVELOPER

HOMEWOOD CORPORATION
2700 EAST DUBLIN GRANVILLE ROAD, SUITE 300
COLUMBUS, OHIO 43231
PHONE: (614) 898-7200
CONTACT: JIM LIPNOS
EMAIL: jlipnos@homewoodcorp.com

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: MIKE REEVES
EMAIL: mreeves@cecinc.com

CITY ADMINISTRATOR ______________________

SERVICE DIRECTOR ______________________

REVIEW FOR THE CITY OF GROVE CITY ______________________

JACKSON TOWNSHIP FIRE DEPARTMENT ______________________

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE GROVE CITY CODIFIED ORDINANCES HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. THESE PREMISES COVERED BY THE PLAN WILL BE SERVED AND MONUMENTS SHOWN ON THE PLAT WILL BE SET IN ACCORDANCE WITH SECTION 1101.051.

RECEIVED
AUG 31 2015
GC PLANNING COMMISSION

REGISTERED ENGINEER NO. 75300 DATE

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

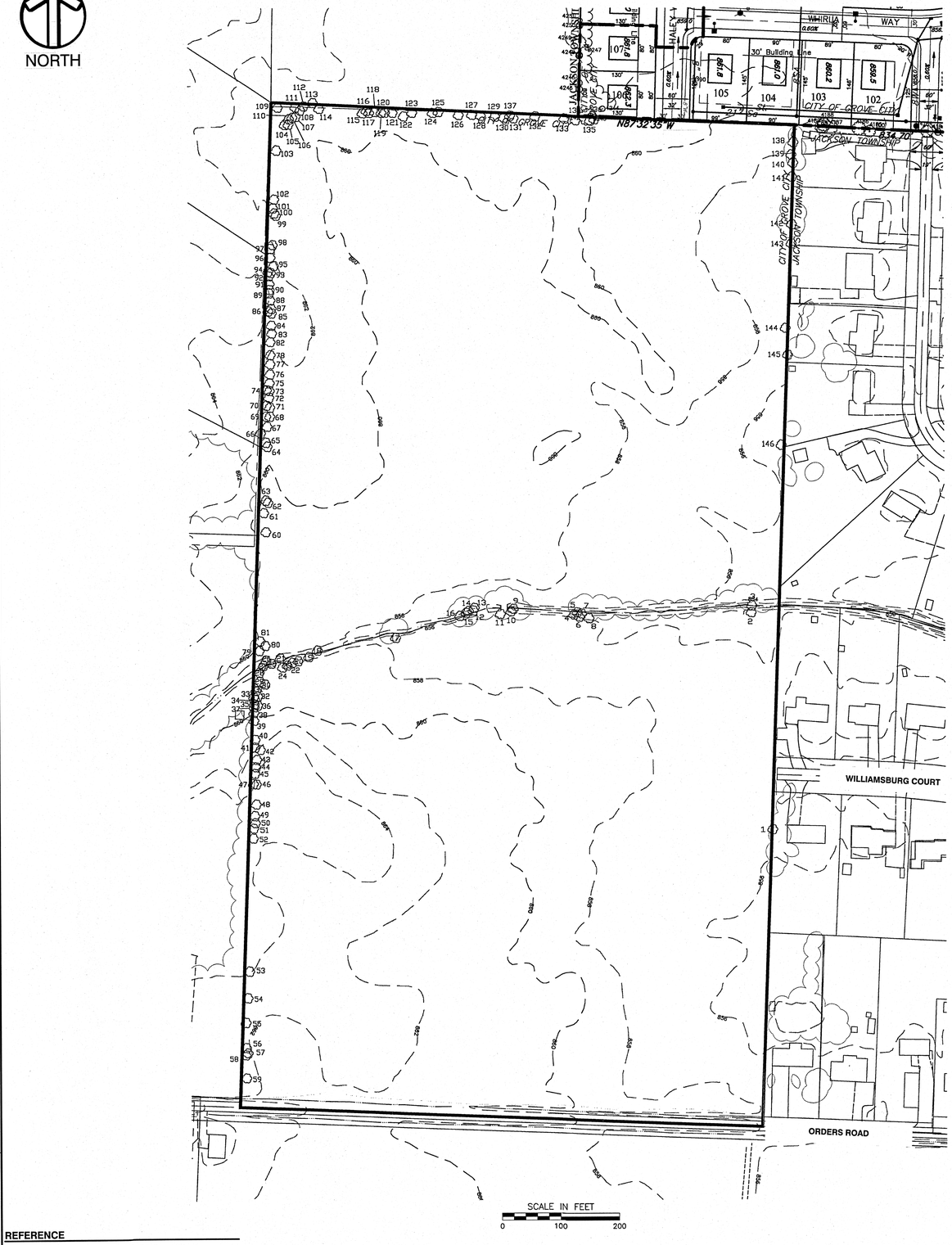
HOMEWOOD CORPORATION
DEVELOPMENT PLAN
HOLTON PARK
GROVE CITY, OHIO

DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=100'	PROJECT NO:	152-743

COVER SHEET

DRAWING NO.: **C000**
SHEET 1 OF 7

P:\2015\152-743\-CADD\Dwg\CV01 Development Plan\152743-CV01 Cover Sheet.dwg{LAYOUT1} LS:(8/31/2015 - wferguson) - LP: 8/31/2015 2:35 PM



REFERENCE

1. TREE SURVEY PERFORMED BY EMH&T, INC.

TREE NUMBER	TREE SPECIES	DBH	CONDITION
1	GREEN ASH MULTI-STEM	57	GOOD
2	GREEN ASH MULTI-STEM	35	FAIR
3	HAWTHORN	7	GOOD
4	HACKBERRY	6	GOOD
5	HACKBERRY	6	GOOD
6	HACKBERRY	6	GOOD
7	HACKBERRY	6	GOOD
8	MULBERRY	6	GOOD
9	WILLOW MULTI-STEM	30	FAIR
10	WILLOW MULTI-STEM	28	FAIR
11	HAWTHORN MULTI-STEM	7	GOOD
12	HONEYLOCUST	6	GOOD
13	HONEYLOCUST MULTI-STEM	7	GOOD
14	HONEYLOCUST MULTI-STEM	27	GOOD
15	HONEYLOCUST MULTI-STEM	13	GOOD
16	HONEYLOCUST MULTI-STEM	11	GOOD
17	HONEYLOCUST MULTI-STEM	37	GOOD
18	HAWTHORN MULTI-STEM	6	GOOD
19	HAWTHORN	7	GOOD
20	WILLOW MULTI-STEM	24	FAIR
21	WILLOW MULTI-STEM	25	FAIR
22	KENTUCKY COFFEETREE	6	GOOD
23	KENTUCKY COFFEETREE	7	GOOD
24	KENTUCKY COFFEETREE	6	GOOD
25	WILLOW	6	FAIR
26	WILLOW	7	FAIR
27	WILLOW MULTI-STEM	16	FAIR
28	WILLOW MULTI-STEM	11	FAIR
29	KENTUCKY COFFEETREE	6	GOOD
30	KENTUCKY COFFEETREE	7	GOOD
31	KENTUCKY COFFEETREE	26	FAIR
32	MULBERRY	9	FAIR
33	MULBERRY	6	FAIR
34	MULBERRY	6	FAIR
35	KENTUCKY COFFEETREE	7	GOOD
36	KENTUCKY COFFEETREE	8	GOOD
37	MULBERRY MULTI-STEM	18	FAIR
38	HAWTHORN MULTI-STEM	9	FAIR
39	SHINGLE OAK	12	GOOD
40	SHINGLE OAK MULTI-STEM	39	FAIR
41	SHINGLE OAK	17	GOOD
42	HONEYLOCUST MULTI-STEM	14	GOOD
43	SHINGLE OAK	17	GOOD
44	SHINGLE OAK MULTI-STEM	21	GOOD
45	PIN OAK MULTI-STEM	25	GOOD
46	HONEYLOCUST MULTI-STEM	21	GOOD
47	CHERRY	7	GOOD
48	HONEYLOCUST	9	GOOD
49	HONEYLOCUST	14	GOOD
50	HONEYLOCUST	11	GOOD
51	MULBERRY MULTI-STEM	12	GOOD
52	HONEYLOCUST	17	GOOD
53	MULBERRY MULTI-STEM	16	FAIR
54	MULBERRY MULTI-STEM	18	FAIR
55	SHINGLE OAK	12	GOOD
56	SHAGBARK HICKORY	32	POOR
57	SHINGLE OAK	6	GOOD
58	SHINGLE OAK	12	GOOD
59	HACKBERRY	6	GOOD
60	MULBERRY MULTI-STEM	10	GOOD
61	SHINGLE OAK	16	GOOD
62	SHAGBARK HICKORY	7	FAIR
63	SHAGBARK HICKORY	12	GOOD
64	HONEYLOCUST MULTI-STEM	9	GOOD
65	HONEYLOCUST	15	GOOD
66	HACKBERRY MULTI-STEM	10	GOOD
67	WALNUT	27	GOOD
68	HONEYLOCUST MULTI-STEM	11	GOOD
69	HONEYLOCUST MULTI-STEM	12	GOOD
70	HONEYLOCUST	9	FAIR
71	HAWTHORN MULTI-STEM	12	GOOD
72	SHAGBARK HICKORY	17	GOOD
73	SHAGBARK HICKORY MULTI-STEM	18	GOOD

TREE NUMBER	TREE SPECIES	DBH	CONDITION
74	HONEYLOCUST	9	FAIR
75	HONEYLOCUST	9	GOOD
76	SHAGBARK HICKORY MULTI-STEM	16	GOOD
77	HONEYLOCUST	11	GOOD
78	HONEYLOCUST	13	GOOD
79	WALNUT MULTI-STEM	45	FAIR
80	MULBERRY	7	FAIR
81	HACKBERRY	8	GOOD
82	HONEYLOCUST MULTI-STEM	18	GOOD
83	SHAGBARK HICKORY	14	GOOD
84	SHAGBARK HICKORY	7	GOOD
85	SHAGBARK HICKORY	6	GOOD
86	SHAGBARK HICKORY	9	GOOD
87	SHAGBARK HICKORY MULTI-STEM	19	GOOD
88	HONEYLOCUST	12	GOOD
89	HONEYLOCUST	13	GOOD
90	HONEYLOCUST	11	GOOD
91	HONEYLOCUST	14	GOOD
92	HONEYLOCUST	8	GOOD
93	HONEYLOCUST	6	GOOD
94	HONEYLOCUST	8	GOOD
95	MULBERRY MULTI-STEM	14	GOOD
96	SHAGBARK HICKORY	17	GOOD
97	SHAGBARK HICKORY MULTI-STEM	9	GOOD
98	SHAGBARK HICKORY MULTI-STEM	21	GOOD
99	ELM MULTI-STEM	34	POOR
100	ELM MULTI-STEM	31	POOR
101	SHAGBARK HICKORY	6	GOOD
102	HONEYLOCUST	21	GOOD
103	SHAGBARK HICKORY	8	GOOD
104	SWAMP WHITE OAK	9	GOOD
105	SWAMP WHITE OAK	6	GOOD
106	SWAMP WHITE OAK	7	GOOD
107	SWAMP WHITE OAK	9	GOOD
108	SWAMP WHITE OAK	6	GOOD
109	HAWTHORN	8	FAIR
110	SWAMP WHITE OAK	9	GOOD
111	SHAGBARK HICKORY	10	FAIR
112	GREEN ASH	8	GOOD
113	SHINGLE OAK	12	GOOD
114	SHAGBARK HICKORY	27	GOOD
115	BOXELDER	7	FAIR
116	ELM	6	FAIR
117	SHAGBARK HICKORY	13	GOOD
118	ELM	6	GOOD
119	HACKBERRY	13	GOOD
120	SHAGBARK HICKORY	6	GOOD
121	CHERRY	10	GOOD
122	ELM	7	POOR
123	SHAGBARK HICKORY	12	GOOD
124	SHINGLE OAK	28	GOOD
125	SHINGLE OAK	10	GOOD
126	HACKBERRY	9	POOR
127	SHAGBARK HICKORY	8	FAIR
128	SHAGBARK HICKORY	15	FAIR
129	SHAGBARK HICKORY MULTI-STEM	37	GOOD
130	SHAGBARK HICKORY	10	GOOD
131	HACKBERRY	9	GOOD
132	GREEN ASH	17	POOR
133	SHAGBARK HICKORY	23	GOOD
134	GREEN ASH MULTI-STEM	47	POOR
135	WALNUT	29	POOR
136	HACKBERRY	9	GOOD
137	MULBERRY MULTI-STEM	19	POOR
138	SHAGBARK HICKORY MULTI-STEM	31	FAIR
139	SHINGLE OAK MULTI-STEM	30	GOOD
140	ELM MULTI-STEM	47	GOOD
141	SHAGBARK HICKORY MULTI-STEM	23	GOOD
142	RED OAK MULTI-STEM	36	FAIR
143	SHAGBARK HICKORY MULTI-STEM	21	GOOD
144	SILVER MAPLE	20	GOOD
145	HAWTHORN MULTI-STEM	19	GOOD
146	HAWTHORN MULTI-STEM	17	GOOD

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

HOMEWOOD CORPORATION
DEVELOPMENT PLAN
HOLTON PARK
GROVE CITY, OHIO

DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=60'	PROJECT NO:	152-743

TREE SURVEY

DRAWING NO.: C100

SHEET 2 OF 7

P:\2015\152-743\-DWG\Dwg\C100 Development Plan\152743-C101 Tree Survey.dwg(LAYOUT1 LS:8/31/2015 - wfergusen) - LP: 9/31/2015 2:35 PM

NORTH
SCALE IN FEET
0 60 120

LOT 47 | LOT 46 | LOT 45 | LOT 44 | LOT 43 | LOT 42 | LOT 41

SOUTHERN GROVE ESTATES NO. 3
P.B. 39 PG 97
SF-1
LOT 10

LOT 9

FORREST RANDEL C TR
040-011543-00
SF-1

N 2°04'39" E 1707.15'

JACKSON TOWNSHIP
CITY OF GROVE CITY

HOMEWOOD CORPORATION
040-009244-00

RESERVE B

STREAM CORRIDOR PROTECTION ZONE

8' PEDESTRIAN PATH

PROP BASIN

PROP BASIN

PHASE 2A
PHASE 1B

PHASE 1B
PHASE 1A

PHASE 2B
PHASE 2A

PROWSE CIRCLE

PROWSE CIRCLE

HOLTON RUN

WILLIAMSBURG COURT

SECURA COURT

ORDERS ROAD

30' BUILDING SETBACK

30' LANDSCAPE BUFFER

EX. 25' SANITARY EASEMENT

MAYHEW DRIVE

RESERVE A

S 2°00'21" W 1710.44'

S 87°27'25" E 804.78'

S 87°40'01" E 892.61'

MURIB LORETTIA M TOD
160-000174-00
SEMI-RESIDENTIAL

BELFORD RONALD L
160-002956-00

GOLDHARDT
MARGUERITE E TR
160-001022-00
SEMI-RESIDENTIAL

WELLS ADAM M
WELLS TIFFANY M
160-003009-00

JACKSON TOWNSHIP
CITY OF GROVE CITY

HICKMAN GLENN A
DIANE E
040-009248-00
SF-1

CITY OF GROVE CITY
040-009243-00

BROWN JOSEPH D
BROWN MARCIA L
160-000184-00

LEGEND

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

REFERENCE

1. ALL EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, AUGUST 2015.

SITE BENCHMARKS

REFERENCE DATUM: 1929

BM#1 ELEVATION 835.23
RRS IN WEST SIDE OF UTILITY POLE ON EAST SIDE OF HAUGHN RD IN FRONT OF RESIDENCE #4880.

BM#2 ELEVATION 847.13
RRS IN SE ROOT OF 18" TREE, 350'± SOUTH OF NW PROPERTY CORNER.

BM#3 ELEVATION 835.00
TOPO IRON PIN #25 (679601.9204, 1803917.8631).

BM#4 ELEVATION 852.77
BP IN CM, AT INTERSECTION OF ORDERS RD AND SOUTHERN GROVE DR 26.2 FT NORTH OF CENTERLINE OF ORDERS RD, 24.3 FT WEST OF CENTERLINE OF SOUTHERN GROVE DR, 4.2 FT SOUTHEAST OF CENTER OF UTILITY POLE NO. 195A228, 2.75 FT SOUTHEAST OF A WP.

BM#5 ELEVATION 868.63
BP IN CM, AT B&O RAILROAD CROSSING ON RENSCH RD, 0.12 MI WEST OF US HIGHWAY 62, 27.8 FT EAST OF RAILROAD TRACKS, 15.3 FT SOUTH OF CENTERLINE OF RENSCH RD, 5.8 FT WEST OF UTILITY POLE, 2 FT NORTH OF A WP, FLUSH WITH GROUND SURFACE.

NOTES

1. RESERVES 'A' & 'B' TO BE OWNED AND MAINTAINED BY THE HOLTON PARK HOME OWNERS ASSOCIATION FOR OPEN SPACE/RETENTION. SAID RESERVES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SAID ASSOCIATION IS ESTABLISHED.

2. NO VEHICULAR ACCESS UNTIL SUCH TIME AS THE STREET RIGHT OF WAY IS EXTENDED OR PLATTED.

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

HOMEWOOD CORPORATION
DEVELOPMENT PLAN
HOLTON PARK
GROVE CITY, OHIO

DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=60'	PROJECT NO:	152-743

LAYOUT & UTILITY PLAN

DRAWING NO.: C200
SHEET 3 OF 7

P:\2015\152-743\~CADD\Dwg\C05! Development Plan\152743-C001-Layout.dwg(LAYOUT1) LS:(8/31/2015 - kneal) - LP: 8/31/2015 3:26 PM

NORTH
SCALE IN FEET
0 60 120

LOT 47 LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41

SOUTHERN GROVE ESTATES NO. 3
P.B. 39 PG 97

LOT 10 LOT 9

FORREST RANDEL C TR
040-011543-00

JACKSON TOWNSHIP
CITY OF GROVE CITY

N 2°04'39" E 1707.15'

HOMEWOOD CORPORATION
040-009244-00

MURIB LORETTA M TOD
160-000174-00

BELFORD RONALD L
160-002956-00

GOLDHARDT
MARGUERITE E TR
160-001022-00

WELLS ADAM M
WELLS TIFFANY M
160-003009-00

JACKSON TOWNSHIP
CITY OF GROVE CITY

S 2°00'21" W 1710.44'

HICKMAN GLENN A
DIANE E
040-009248-00

CITY OF GROVE CITY
040-009243-00

BROWN JOSEPH D
BROWN MARCIA L
160-000184-00

S 87°40'01" E 892.61'

S 87°27'55" E 894.78'

RESERVE B
STREAM CORRIDOR
PROTECTION ZONE

RESERVE A

PROP BASIN

PROP BASIN

PHASE 2A
PHASE 1B
PHASE 2B
PHASE 2A
PHASE 1B
PHASE 1A

HOLTON RUN

30' BUILDING SETBACK

30' LANDSCAPE BUFFER

Ex. 25' SANITARY EASEMENT

PROWSE CIRCLE

MAYHEW DRIVE

WILLIAMSBURG COURT

SECURA COURT

ORDERS ROAD

73 FG=862.3	72 FG=861.7	71 FG=862.0	70 FG=862.5
50 FG=862.5	49 FG=862.0	48 FG=861.8	47 FG=861.4
46 FG=861.7	45 FG=862.5	44 FG=863.3	43 FG=863.8
42 FG=864.8	41 FG=865.3	69 FG=862.5	51 FG=862.5
74 FG=862.6	68 FG=862.7	52 FG=861.5	75 FG=863.7
67 FG=863.7	53 FG=862.3	76 FG=864.7	66 FG=864.7
54 FG=863.1	77 FG=864.7	65 FG=864.7	55 FG=863.9
78 FG=864.2	64 FG=864.5	56 FG=864.5	79 FG=863.9
80 FG=863.5	81 FG=865.2	57 FG=865.5	58 FG=865.3
59 FG=864.8	60 FG=864.3	61 FG=864.8	62 FG=865.3
63 FG=865.8	29 FG=859.2	28 FG=859.0	30 FG=859.2
27 FG=859.0	31 FG=859.4	26 FG=859.4	32 FG=860.4
25 FG=860.4	33 FG=861.4	24 FG=861.4	34 FG=862.4
23 FG=862.4	35 FG=863.4	22 FG=863.4	36 FG=864.2
21 FG=864.5	37 FG=865.8	38 FG=865.3	39 FG=866.0
40 FG=867.1	9 FG=859.3	8 FG=859.3	10 FG=859.0
7 FG=859.0	11 FG=859.4	6 FG=859.4	12 FG=860.4
5 FG=860.4	13 FG=861.3	4 FG=861.3	14 FG=862.3
3 FG=862.3	15 FG=863.2	2 FG=863.2	16 FG=864.5
1 FG=864.5	17 FG=867.1	18 FG=866.6	19 FG=866.2
20 FG=865.2			

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING PAVED ROADWAY
- EXISTING PAVED DRIVEWAY
- EXISTING SANITARY SEWER LINE (SAN)
- EXISTING STORM SEWER LINE (ST)
- EXISTING WATERLINE (W)
- EXISTING DITCH
- EXISTING STREAM
- EXISTING BUILDING
- EXISTING MANHOLE
- EXISTING STORM INLET/CATCH BASIN
- EXISTING WATERLINE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED CENTERLINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER (ST)
- PROPOSED SANITARY SEWER (SAN)
- PROPOSED WATER MAIN (W)
- PROPOSED STORM CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED LIGHT POLE

REFERENCE

1. ALL EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, AUGUST 2015.

NOTES

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

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

AT THE TIME OF SUBMITTAL, THE LAND HEREBY BEING NOTED AS THE WOODS IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) UNLESS NOTED ON THE PLAN AS 100-YEAR FLOOD PLAIN WHICH IS IN THE FLOOD HAZARD ZONE "AE" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND UNINCORPORATED AND INCORPORATED AREAS, MAP NUMBER 39049C401K WITH EFFECTIVE DATE OF JUNE 17, 2008.

STREAM SETBACK CALCULATION
SW=129x(DA)^0.43
DA=1.32 ACRES
SW=146'

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

HOMEWOOD CORPORATION
DEVELOPMENT PLAN
HOLTON PARK
GROVE CITY, OHIO

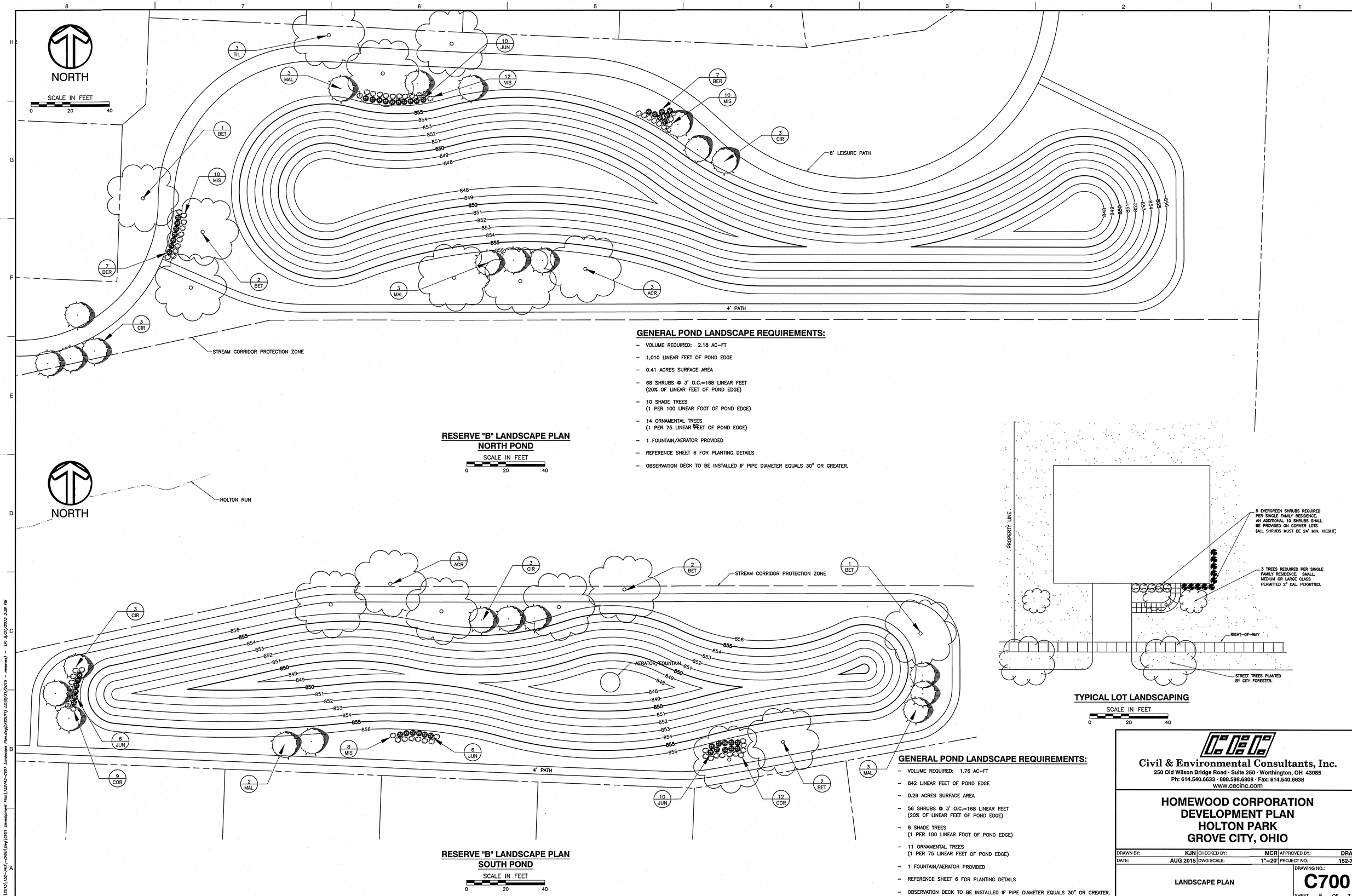
DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=60'	PROJECT NO:	152-743

GRADING PLAN

DRAWING NO.: C300

SHEET 4 OF 7

P:\2015\152-743\2400\Dwg\C101 Development Plan\152743-C101-Grading.dwg[LAYOUT1] LS(8/31/2015 - wfergusson) - LP: 8/31/2015 3:37 PM



RESERVE "B" LANDSCAPE PLAN
NORTH POND

SCALE IN FEET
0 20 40

GENERAL POND LANDSCAPE REQUIREMENTS:

- VOLUME REQUIRED: 2.18 AC-FT
- 1,010 LINEAR FEET OF POND EDGE
- 0.41 ACRES SURFACE AREA
- 68 SHRUBS @ 3' O.C.=168 LINEAR FEET (20% OF LINEAR FEET OF POND EDGE)
- 10 SHADE TREES (1 PER 100 LINEAR FOOT OF POND EDGE)
- 14 ORNAMENTAL TREES (1 PER 75 LINEAR FEET OF POND EDGE)
- 1 FOUNTAIN/AERATOR PROVIDED
- REFERENCE SHEET 6 FOR PLANTING DETAILS
- OBSERVATION DECK TO BE INSTALLED IF PIPE DIAMETER EQUALS 30" OR GREATER.

TYPICAL LOT LANDSCAPING

SCALE IN FEET
0 20 40

RESERVE "B" LANDSCAPE PLAN
SOUTH POND

SCALE IN FEET
0 20 40

GENERAL POND LANDSCAPE REQUIREMENTS:

- VOLUME REQUIRED: 1.76 AC-FT
- 842 LINEAR FEET OF POND EDGE
- 0.29 ACRES SURFACE AREA
- 56 SHRUBS @ 3' O.C.=168 LINEAR FEET (20% OF LINEAR FEET OF POND EDGE)
- 8 SHADE TREES (1 PER 100 LINEAR FOOT OF POND EDGE)
- 11 ORNAMENTAL TREES (1 PER 75 LINEAR FEET OF POND EDGE)
- 1 FOUNTAIN/AERATOR PROVIDED
- REFERENCE SHEET 6 FOR PLANTING DETAILS
- OBSERVATION DECK TO BE INSTALLED IF PIPE DIAMETER EQUALS 30" OR GREATER.

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

HOMEWOOD CORPORATION
DEVELOPMENT PLAN
HOLTON PARK
GROVE CITY, OHIO

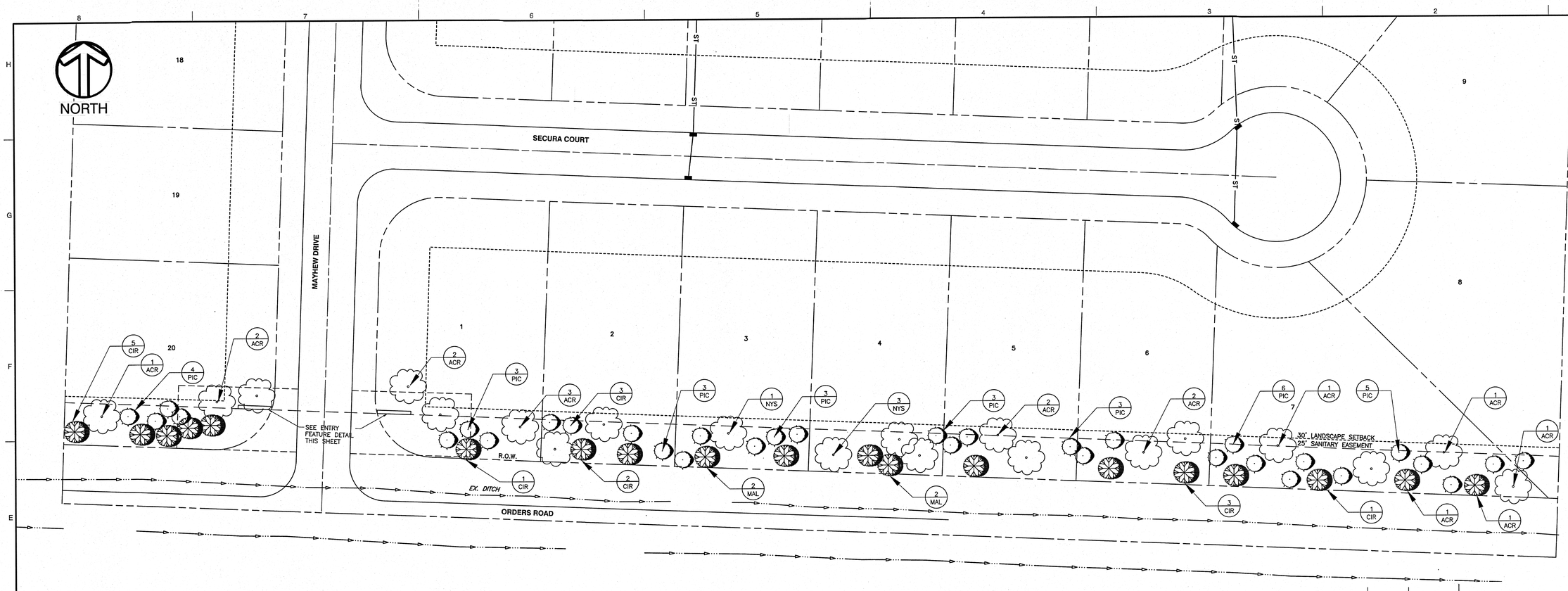
DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=20'	PROJECT NO:	152-743

LANDSCAPE PLAN

DRAWING NO.: C700

SHEET 5 OF 7

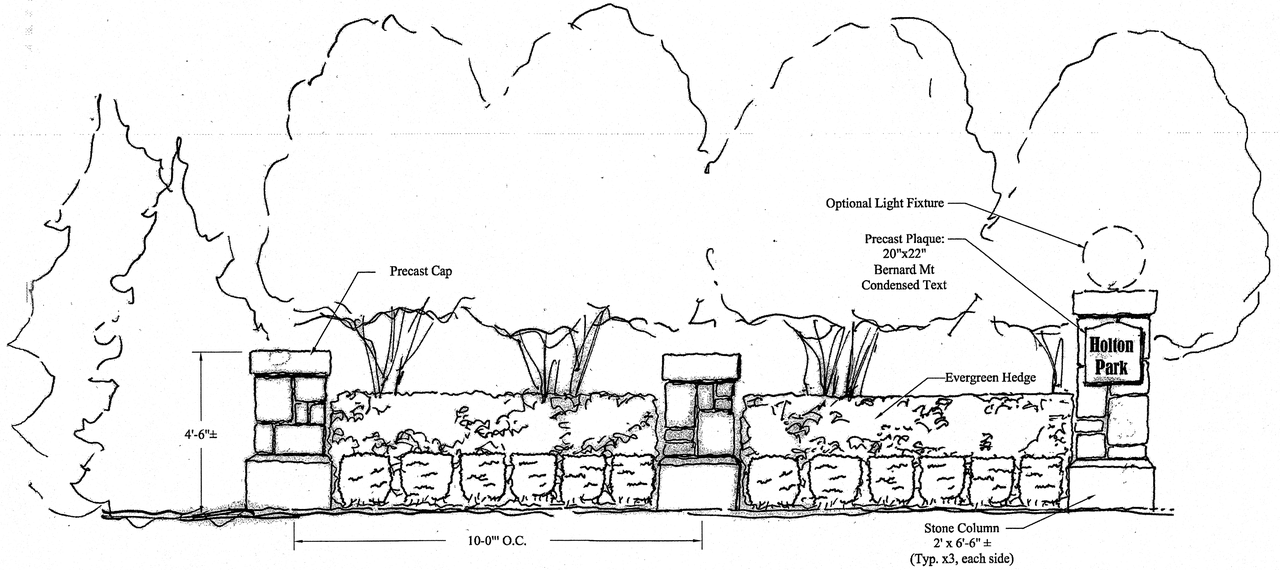
P:\2015\152-743\-C001\Dwg\C001 Development Plan\152743-C001 Landscape Plan.dwg[ARCH1] Lis/8/31/2015 - mwewig - LP: 8/31/2015 2:38 PM



LANDSCAPE BUFFER

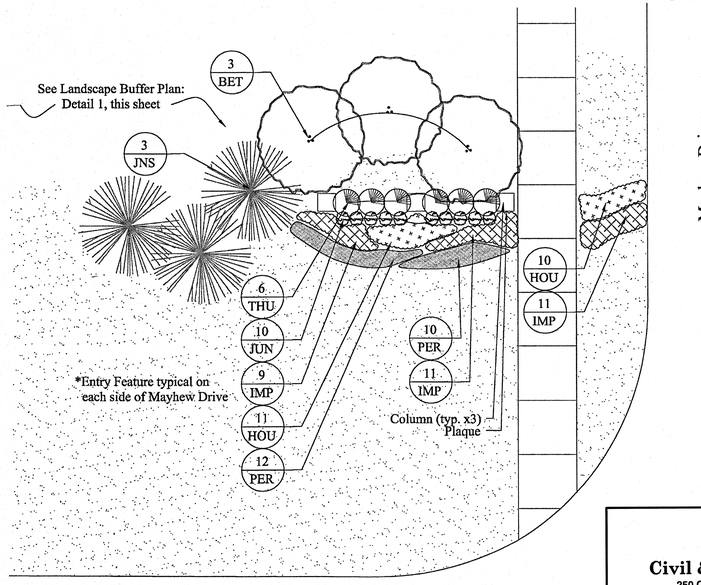
SCALE IN FEET
0 30 60

NOTES:
1. CITY'S URBAN FORESTER TO INSTALL STREET TREES EXCEPT AS DESIGNATED.
2. REFER TO SHEET 7 FOR PLANTING DETAILS.
3. REFER TO SHEET 5 FOR PLANT LIST.



ENTRY FEATURE: TYPICAL PER EACH SIDE

NOT TO SCALE



ENTRY FEATURE DETAIL

NOT TO SCALE

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

HOMEWOOD CORPORATION DEVELOPMENT PLAN HOLTON PARK GROVE CITY, OHIO

DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	1"=30'	PROJECT NO:	152-743

LANDSCAPE PLAN

DRAWING NO.: C701

SHEET 6 OF 7

PLANT LIST

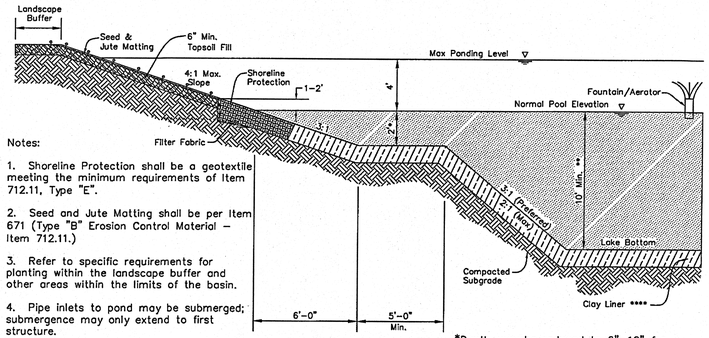
(CONTRACTOR IS REPOSNIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DECIDUOUS TREES						
13	ACR	Acer platanoides	Norway Maple	2" cal.	B&B	match form
29	BET	Carpinus betulus	European Hornbeam	2" cal.	B&B	match form
3	COC	Corylus colurna	Turkish Filbert	2" cal.	B&B	match form
3	NYS	Nyssa sylvatica	Blackgum	2" cal.	B&B	match form
4	QIM	Quercus imbricaria	Shingle Oak	2" cal.	B&B	match form
6	TIL	Tilia Cordata	Littleleaf Linden	2" cal.	B&B	match form
13	ULM	Ulmus parvifolia	Lacebark Elm	2" cal.	B&B	match form
ORNAMENTAL TREES						
21	AME	Amelanchier sp.	Serviceberry	2" cal.	B&B	match form
15	CIR	Cersis canadensis	Redbud	2" cal.	B&B	match form
17	MAL	Malus 'Prairifire'	Prairifire Crabapple	2" cal.	B&B	match form
EVERGREEN TREES						
23	PIC	Picea glauca	White Spruce	2" cal.	B&B	match form
11	JUN	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	2" cal.	B&B	match form
SHRUBS						
52	BER	Berberis thunbergii 'Nana'	Crimson Pygmy Barberry	24"		match form
89	COR	Cornus sericea	Red Twig Dogwood	24"		match form
71	JUN	Juniperis chinensis 'Seagreen'	Seagreen Juniper	24"		match form
14	MYR	Myrica pennsylvanica	Northern Bayberry	24"		match form
15	THU	Thuja occidentalis	Woodward's Globe Arborvitae	24"		match form
17	VIB	Viburnum x carlessi	Korean Spice Viburnum	24"		match form
ORNAMENTAL GRASS						
95	MIS	Miscanthus 'gracillimus'	Maiden Grass	24"		match form
44	PEN	Pennisetum a. 'Hamelin'	Dwarf Fountain Grass	24"		match form
55	IMP	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	24"		match form
GROUNDCOVER						
120	HOU	Houttuynia cordata 'Chameleon'	Chameleon Houttuynia			
PERENNIALS						
44	PER	Perennials				
		Astilbe 'Red Sentinal'	False Spirea			
		Coreopsis v. 'Rosea'	Pink Tickseed			
		Echinacea purpurea	Purple Coneflower			
		Liatris spicata	Spike Gayfeather			

THE OWNER/DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY PLANT MATERIAL DUE TO AVAILABILITY OF SIMILAR SIZE, SHAPE AND CHARACTER.

NOTES:

1. CITY'S URBAN FORESTER TO INSTALL STREET TREES EXCEPT AS DESIGNATED.
2. SEE PLANTING DETAILS, THIS SHEET.



Notes:

1. Shoreline Protection shall be a geotextile meeting the minimum requirements of Item 712.11, Type "E".
2. Seed and Jute Matting shall be per Item 671 (Type "B" Erosion Control Material – Item 712.11.)
3. Refer to specific requirements for planting within the landscape buffer and other areas within the limits of the basin.
4. Pipe inlets to pond may be submerged; submergence may only extend to first structure.
5. Exposed Headwalls and other stormwater system appurtenances must be stone veneered.

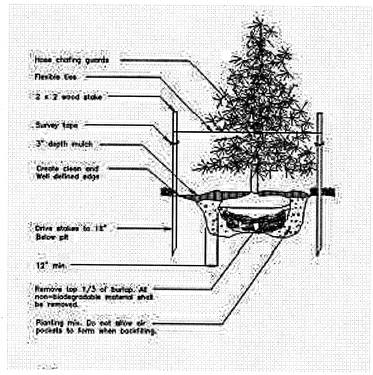
[All Item references are with respect to the State of Ohio CMS, Doted 1/1/02]

*Depth may be reduced to 6"–12" for wetland planting within the shelf area.
**For at least 25% of total pond area
****Pond liner – geotechnical recommendations required, confirming adequacy of existing sub–grade material or identifying criteria for a constructed liner.

STANDARD POND GRADING SECTION

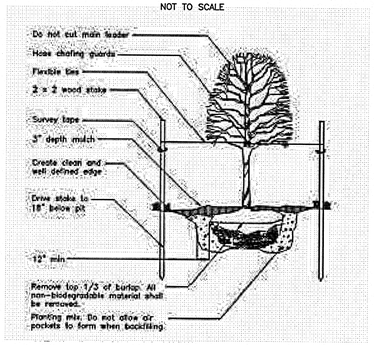
NOT TO SCALE

PLANTING DETAILS



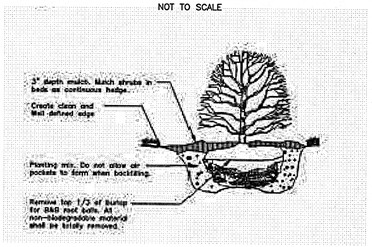
EVERGREEN TREE

NOT TO SCALE



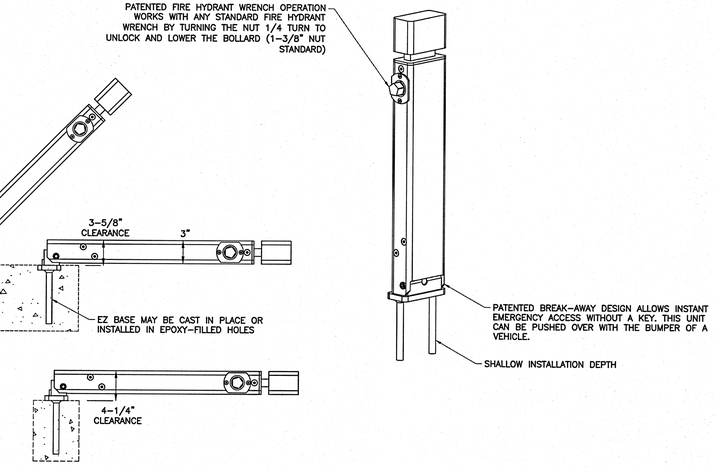
DECIDUOUS TREE

NOT TO SCALE



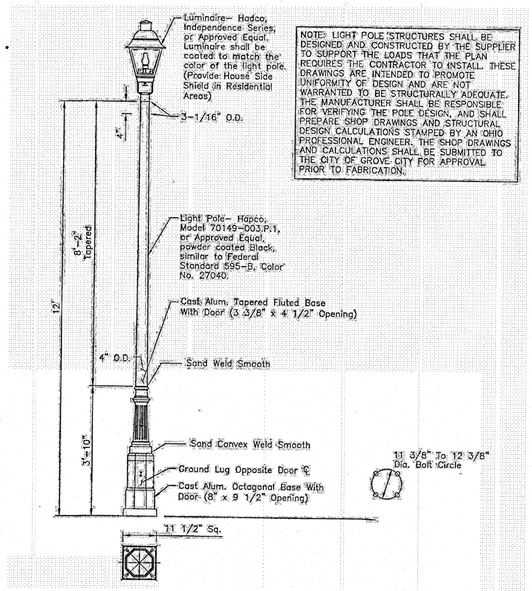
SHRUB PLANTING

NOT TO SCALE



MAXIFORCE COLLAPSIBLE BOLLARD MODEL MCSW-SS1-EZ

NOT TO SCALE



POST TOP LIGHT POLE WITH LANTERN STYLE LUMINAIRE (C-GC-95B)

NOT TO SCALE

REFERENCE

1. POND GRADING DETAIL IS FROM CITY OF GROVE CITY "PUBLIC AND PRIVATE POND DESIGN STANDARD".
2. POST TOP LIGHT POLE DETAIL (C–GC–95B) IS FROM CITY OF GROVE CITY STANDARD DETAILS.

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

HOMEWOOD CORPORATION DEVELOPMENT PLAN HOLTON PARK GROVE CITY, OHIO

DRAWN BY:	KJN	CHECKED BY:	MCR	APPROVED BY:	DRAFT
DATE:	AUG 2015	DWG SCALE:	AS NOTED	PROJECT NO:	152-743

DETAILS

DRAWING NO.: C800

SHEET 7 OF 7

P:\2015\152-743\-CIVIL\Dwg\C801 Development Plan\152743-C801 Details.dwg[LAYOUT1] LS(8/31/2015 – Ready) – LP: 8/31/2015 2:38 PM

The Aberdeen

Elevation P

Elevation A

Elevation C

RECEIVED
AUG 31 2015
GC PLANNING COMMISSION

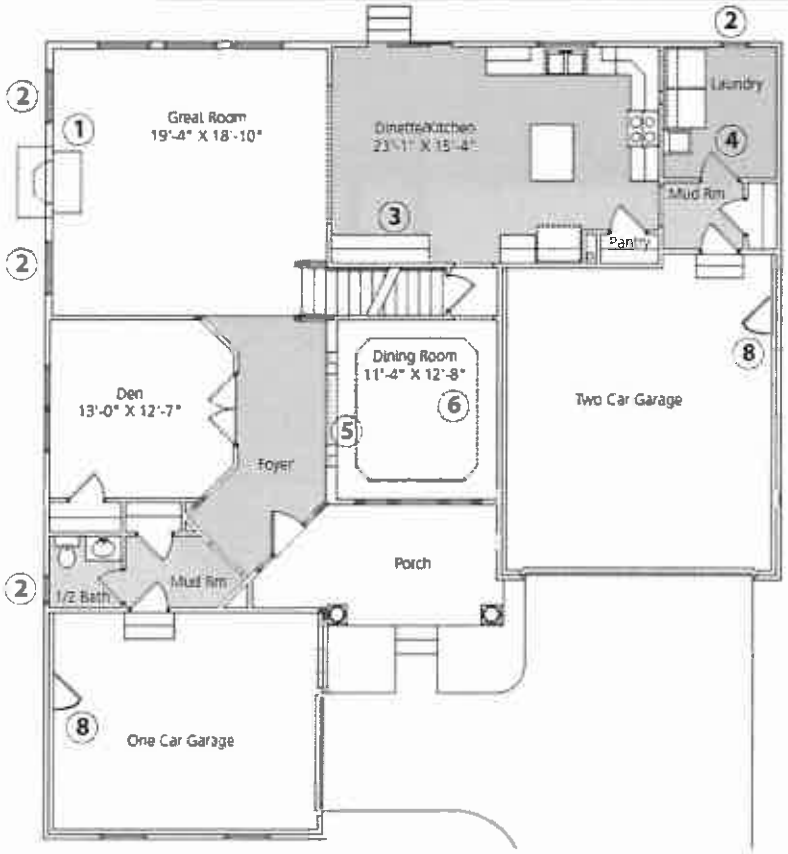
35

Broker Participation Welcome

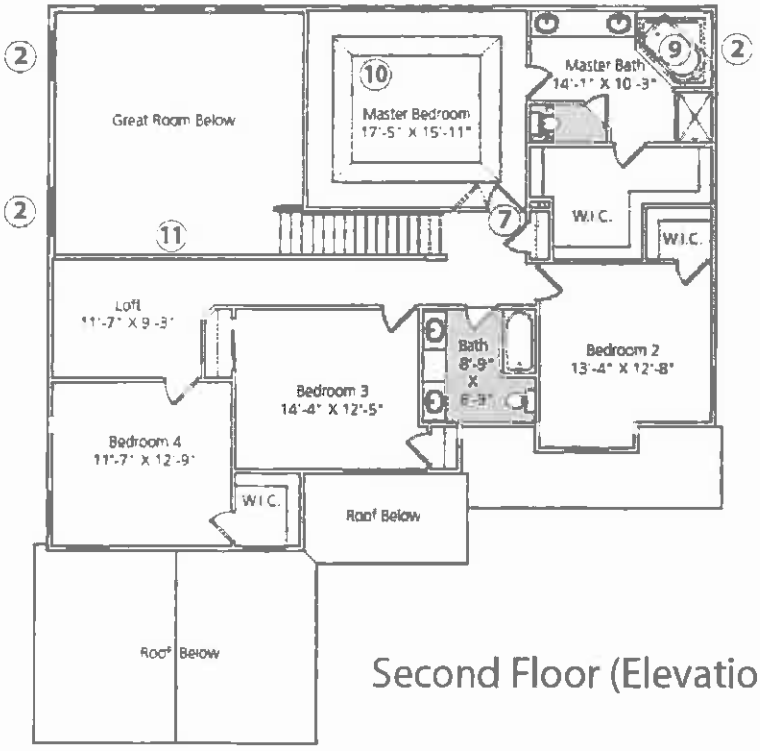
The Aberdeen

Illustrated Plan Options

01 CANTILEVER/INTERIOR DIRECT VENT FIREPLACE
02 WINDOW
03 DESK
04 LAUNDRY SINK
05 COLUMNS AT DINING ROOM
06 COFFERED CEILING
07 DOUBLE DOOR
08 SINGLE DOOR
09 SOAKER TUB
10 TRAY CEILING IN MASTER OR VAULTED CEILING IN MASTER BED AND BATH
11 OAK RAIL I/L OF HALF WALL



First Floor (Elevation "P")



Second Floor (Elevation "P")

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST3C Northlawn Construction Services 12/28/2010

The Augustine

The Augustine

Elevation A

35 YEAR STRUCTURAL WARRANTY
MEMBER BIA THE Builders
Broker Participation Welcome

The Augustine

Illustrated Plan Options

01 Rear Wall Cantilevered Fireplace

02 Side Wall Cantilevered Fireplace

03 Interior Wall Direct Vent Fireplace

04 Family Room Side Wall Window (3060 SH)

05 Den Side Wall Window (2860 SH)

06 Laundry Room Window (2040 SH)

07 Service Door

08 Laundry Tub Sink

09 Coffered Ceiling

10 Desk

11 Tray Ceiling

12 Privacy Window (2040 SH)

13 Whirlpool Tub

14 Bath Window (4010 FX)

15 Bathroom Door

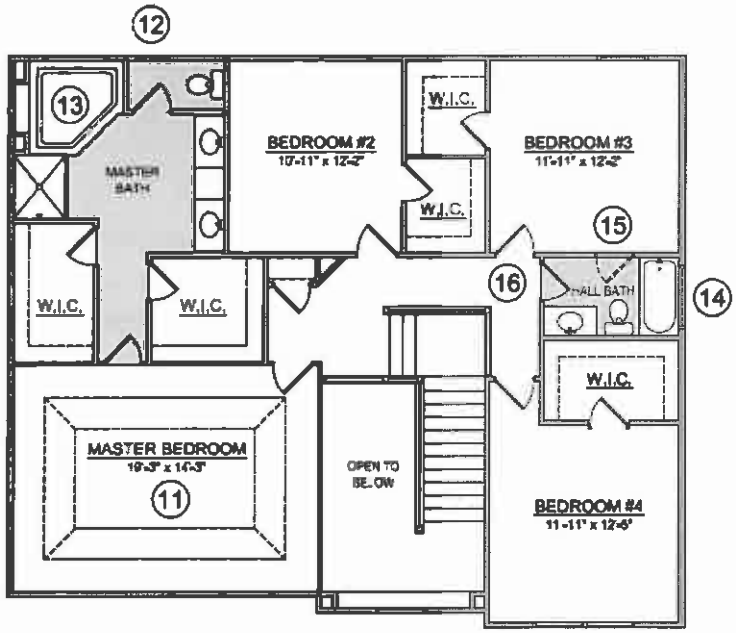
16 Upper Rail I/L of Half Wall

17 In-Law Suite

18 In-Law Suite Side Wall Window (4020 FX)

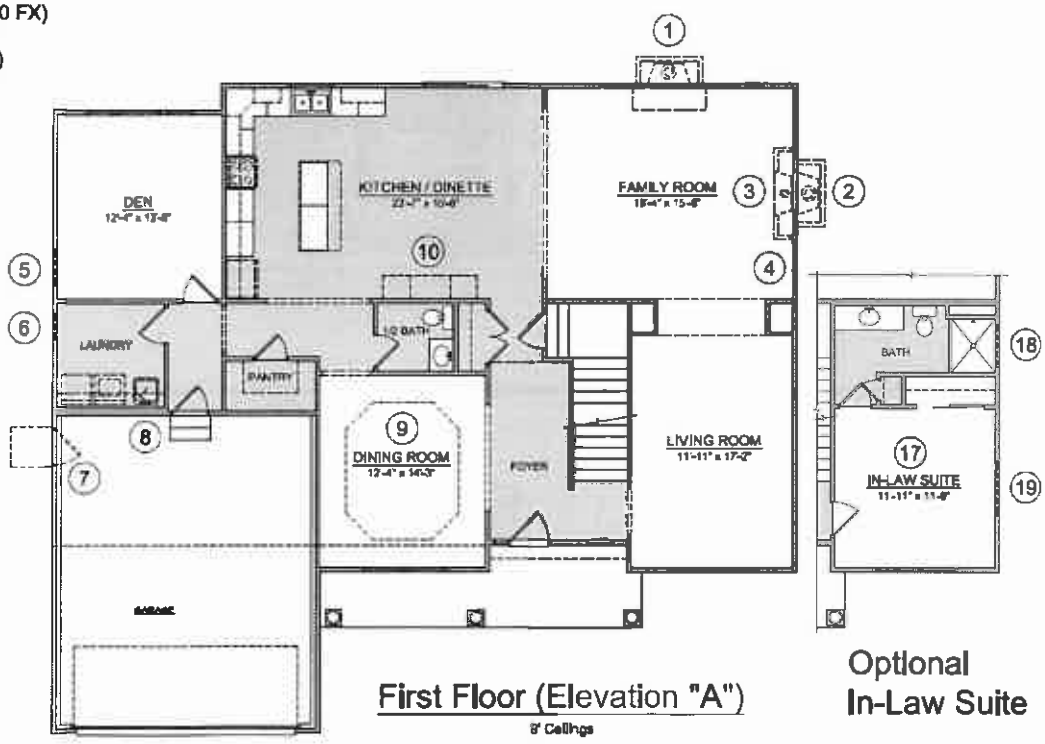
19 In-Law Suite Bath Window (3010 FX)

Shaded areas indicate hard floor surface



Second Floor (Elevation "A")

8' Ceilings



First Floor (Elevation "A")

8' Ceilings

Optional In-Law Suite

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST21 NCS 10/3/2014

The Barrington

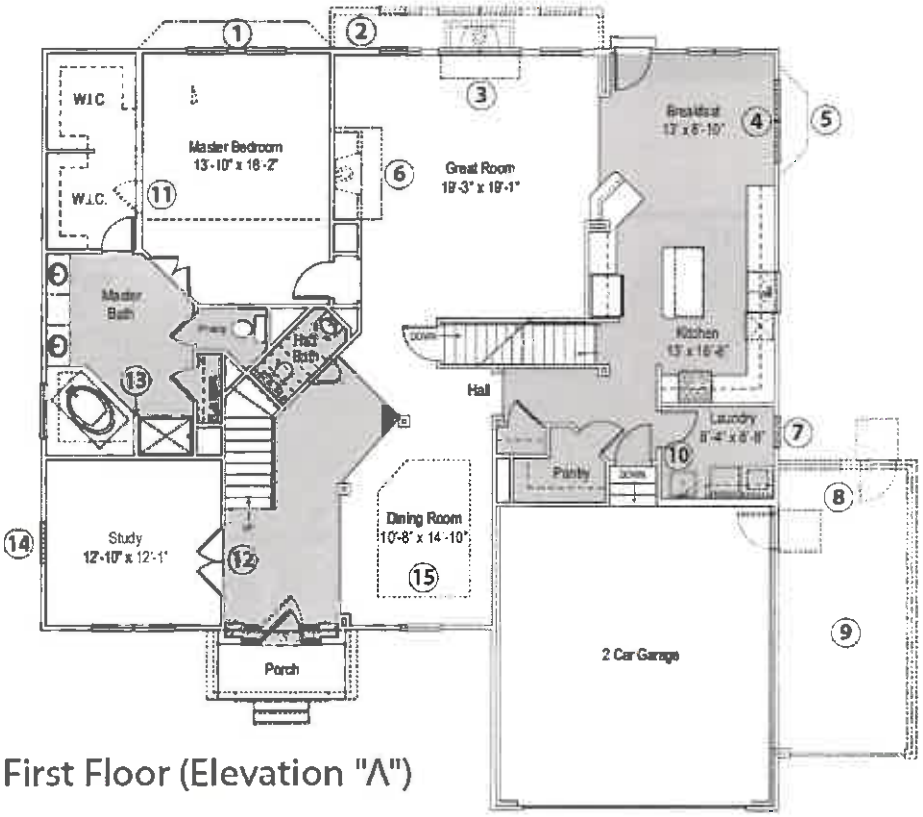
Elevation P

Elevation A

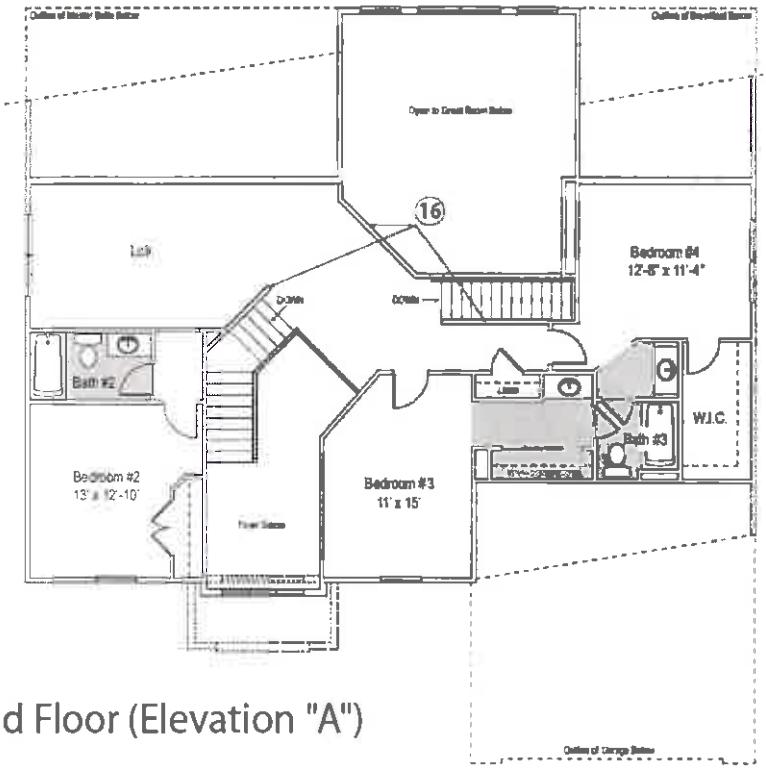
The Barrington

Illustrated Plan Options

01 Bay Window at Master Bedroom
02 4' Extension at Great Room
03 Cantilever Exterior Direct Vent Fireplace
04 Side Accent Window at Breakfast
05 Bay Window at Breakfest
06 Interior Direct Vent Fireplace
07 Window at Laundry
08 Service Doors at Garage
09 3rd Car Garage
10 Laundry Sink
11 Door to Closet from Master
12 **Double** 15 Lite Doors at Study
13 Shower Door Return Panel I/L **of Wall**
14 Side Accent Window at Study
15 Coffered Ceiling in Dining Room
16 Railing I/L of Half Wall



First Floor (Elevation "A")



Second Floor (Elevation "A")

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 1FM2 Northlawn Construction Services 12/28/2010.

The Bennington

The Bennington

Elevation B

Elevation A

35 YEAR WARRANTY
MEMBER BIA THE Builders

Broker Participation Welcome

The Bennington

01 Family Room Fireplace Optional Locations

02 Breakfast Bay Window

03 Coffered Ceiling

04 Double Doors

05 4' Opening

06 Garage Service Door

07 Second Vanity Sink

08 Stair Railing

09 Double Door at Master Bedroom

10 Cathedral or Vaulted Ceiling

11 Recreation Room Closet

12 Recreation Room Railing

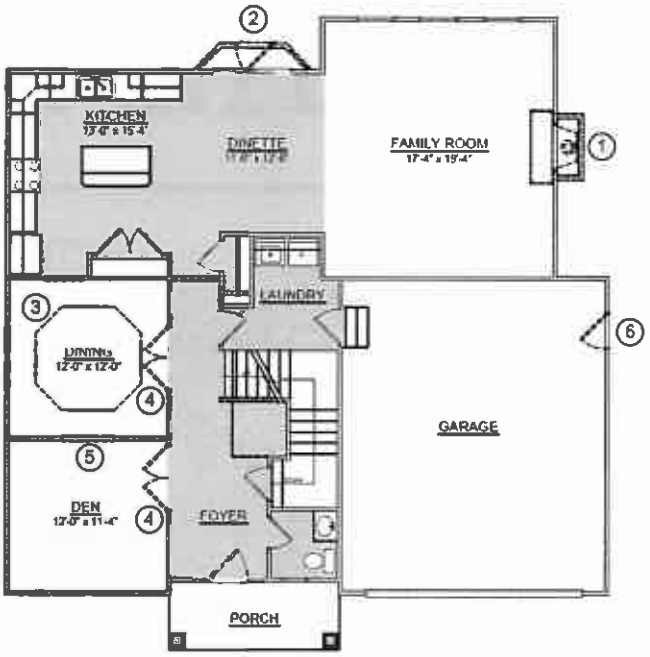
13 Window

14 Corner Soaker Tub

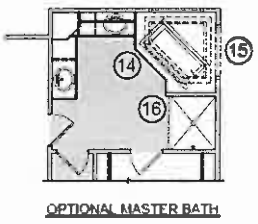
15 Master Bath Window

16 Shower Door Return Panel I/L of Wall

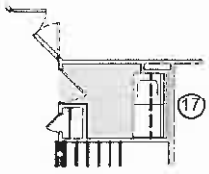
17 Laundry Room Cabinets



First Floor (Elevation "A")



OPTIONAL MASTER BATH

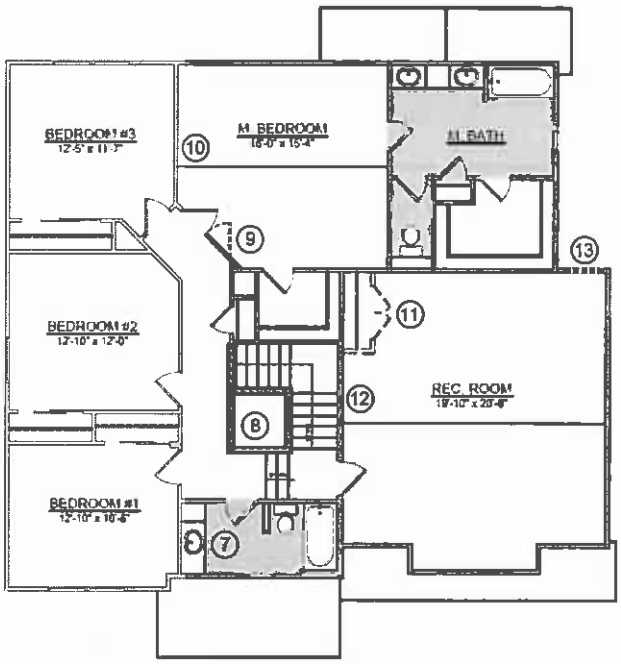


OPTIONAL 2nd FLOOR LAUNDRY

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.



Second Floor (Elevation "A")

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST7R Northlawn Construction Services 12/28/2010.

The Charleston

Elevation D

Elevation A

Elevation C

35 YEAR STRUCTURAL WARRANTY

MEMBER BIA THE Builders

Broker Participation Welcome

The Charleston

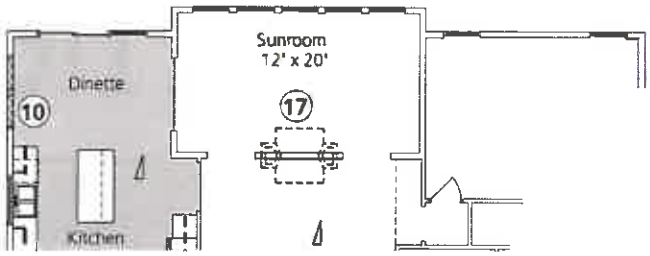
Illustrated Plan Options

01	Double Full Lite Doors
02	Open Stair to Basement (Includes rail, finished stair and moving door to bottom of stair)
03	Service Door
04	Additional Sink
05	Laundry Tub
06	Optional Door
07	Sliding Door
08	Fireplace Interior Location
09	Fireplace Exterior Wall Location (Windows Shift)
10	Pair Windows
11	Transoms above Flex Room Windows
12	Acrylic Block Window in lieu of Standard Window
13	Deluxe Master Bath
14	Sunroom
15	Deluxe Kitchen
16	Bay Window at Bedroom #4
17	Double Sided Direct Vent Fireplace
18	Corner Tub
19	(2) Decorative Columns
20	Glass Panel in lieu of Wall
21	Alternate Kitchen Location

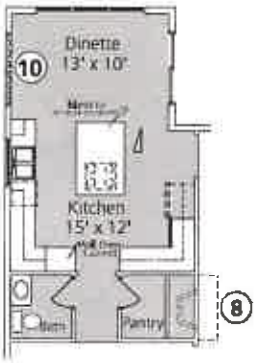
Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

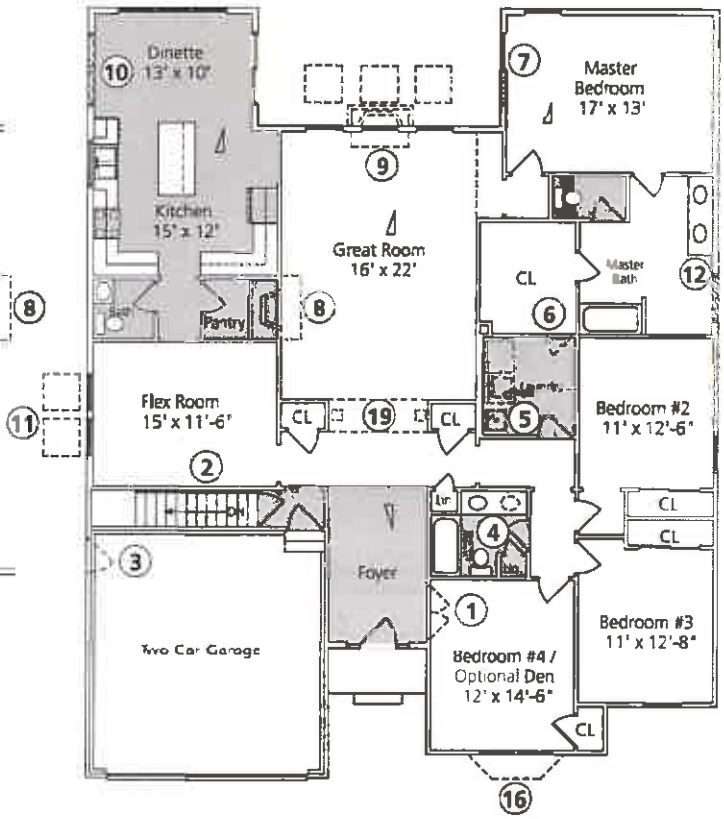


14 Sunroom

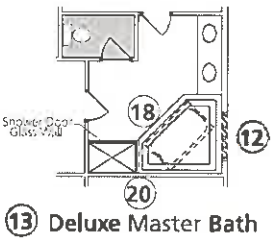


15 Deluxe Kitchen

21 Alternate Kitchen Location



Floor Floor (Elevation "A")



13 Deluxe Master Bath

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL A2432 Northlawn Construction Services 12/28/2010.

The Charlotte

Elevation D

Elevation E

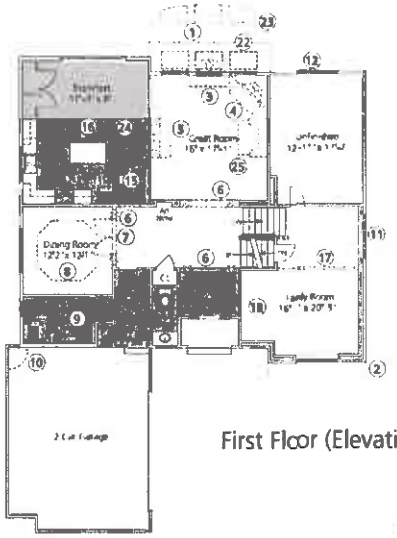
Elevation A

The Charlotte

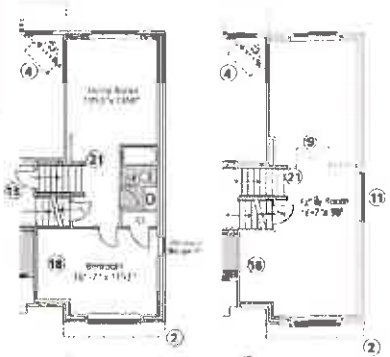
Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL SPL-2 Northtown Construction Services 12/28/2010.

Illustrated Plan Options

01 4" Bump to Great Room
02 2" Bump to Family Room & Master CL
03 Fireplace Rear Wall Location
04 Fireplace Corner Location
05 Fireplace See-Thru
06 (2) Decorative Columns
07 Pair 15 Lite Doors at Dining Room
08 Coffered Ceiling in Dining Room
09 Laundry Sink
10 Service Door
11 Additional Side Window (Elev specific)
12 Additional Rear Window (Elev specific)
13 Door to In-Law Suite
14 Desk
15 Butler's Pantry 12" deep
16 Deluxe Kitchen
17 Deluxe Family Room
18 1/2 Bath / Closet in Family Room
19 Partition w/ Pair 15 Lite Doors at Deluxe Family Room
20 In-Law Suite
21 Rail in lieu of Half Wall
22 Rectangular Transom Windows at Great Room (Each)
23 Segmental Arch Transom Windows at Great Room (3)
24 Serving Counter & Wall Cabinets
25 Fireplace Interior Wall Location

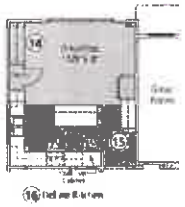


First Floor (Elevation "A")



20 In-Law Suite

17 Deluxe Family Room



16 Deluxe Kitchen

18 1/2 Bath / Closet in Family Room

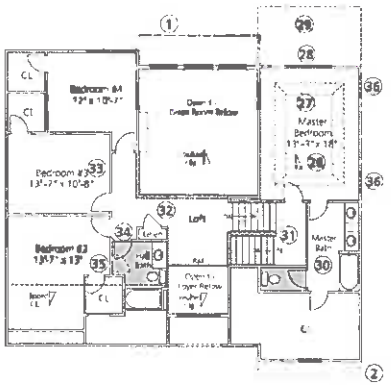
Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

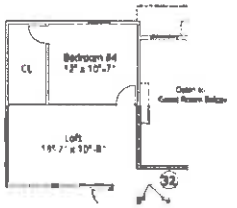
Additional options not illustrated are available, please request from Sales Consultant.

Illustrated Plan Options

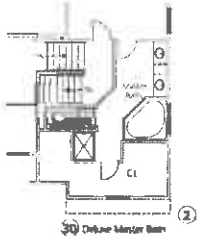
26 Vaulted Ceiling at Master Bedroom
27 Tray Ceiling at Master Bedroom
28 6068 Sliding Door in lieu of Windows
29 Deck at Master Bedroom
30 Deluxe Master Bath
31 Rail in lieu of Half Wall at Stair
32 Rail in lieu of Half Wall at Stair Loft
33 Loft in lieu of Bedroom #3
34 Deluxe Hall Bath
35 Door to Bath at Bedroom #2
36 Additional Window (Each)



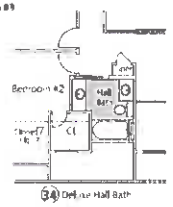
Second Floor (Elevation "A")



33 Loft in lieu of Bedroom #3



30 Deluxe Master Bath



34 Deluxe Hall Bath

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

The Fairfax

The Fairfax

Elevation B

Elevation A

Elevation C

35 YEAR STATUTORY WARRANTY

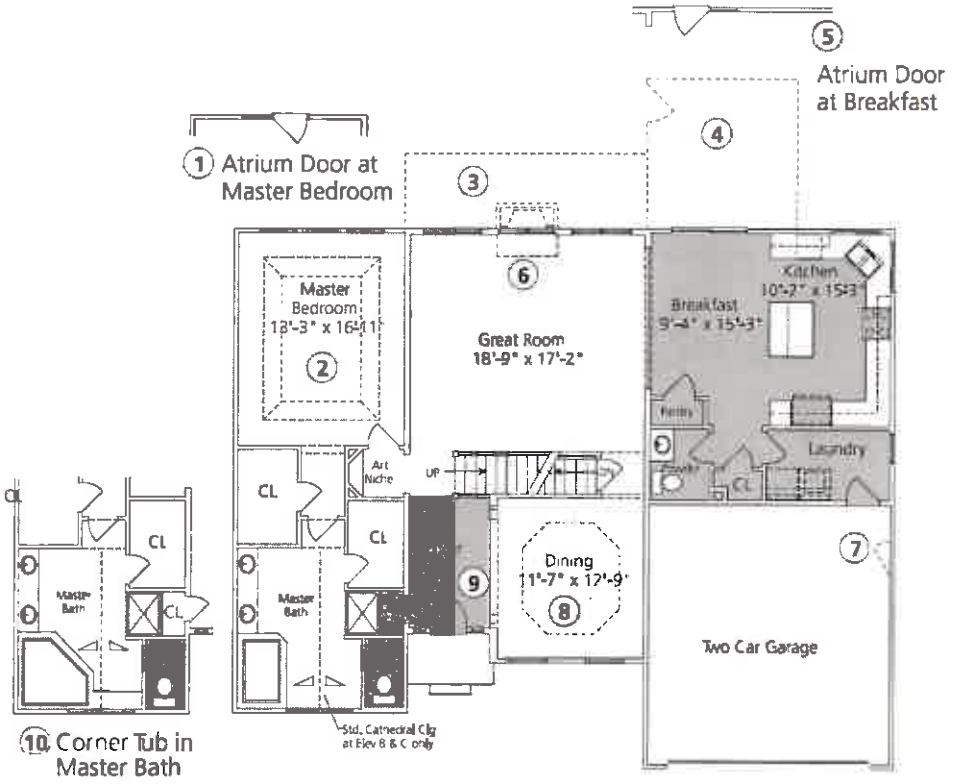
MEMBER BIA THE Builders

Broker Participation Welcome

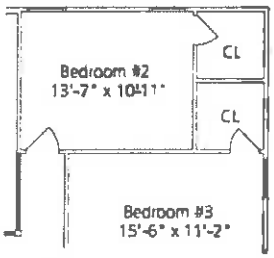
The Fairfax

Illustrated Plan Options

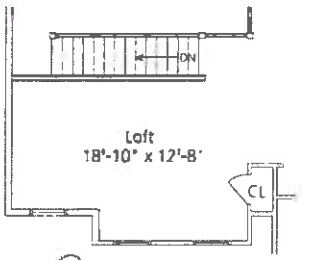
01 Atrium Door at Master Bedroom
02 Tray Ceiling at Master Bedroom
03 6' Family Room Extension
04 12'x12' Screened Porch
05 Atrium Door at Breakfast
06 Fireplace
07 Service Door
08 Coffered Ceiling in Dining
09 Decorative Columns (2)
10 Corner Tub in Master Bath
11 Rail in lieu of Half Wall at Loft
12 Loft Extension
13 Den in lieu of Loft
14 Walk-in Closets in Bedroom #2 & #3



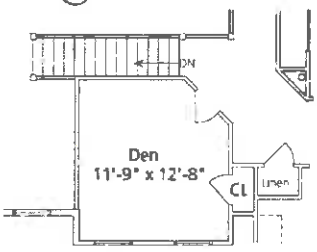
First Floor (Elevation "A")



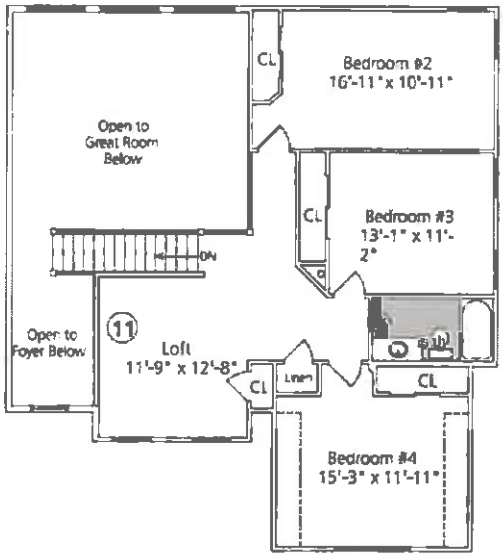
14 Walk-in Closets in Bedroom #2 & #3



12 Loft Extension



13 Den in lieu of Loft



Second Floor (Elevation "A")

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL T2610 Northlawn Construction Services 12/28/2010.

The Kettering

The Kettering

Elevation B

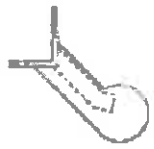
Elevation A

The Kettering

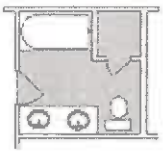
ILLUSTRATED PLAN OPTIONS

01	Angled Kitchen Peninsula
02	Relocate Laundry to Basement
03	Atrium Door in lieu of Sliding Door
04	Coffered Ceiling in Dinette
05	Service Door
06	Rail in lieu of Half Wall
07	Fireplace Side Wall Location
08	Master Bath with Closet
09	Deluxe Master Bath
10	Loft with Rail in lieu of Bedroom #4
11	Rail in lieu of half Wall at Loft
12	Vaulted Ceiling in Master Bedroom
13	Vanity

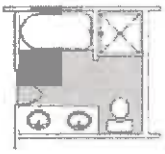
First Floor (Elevation "A")



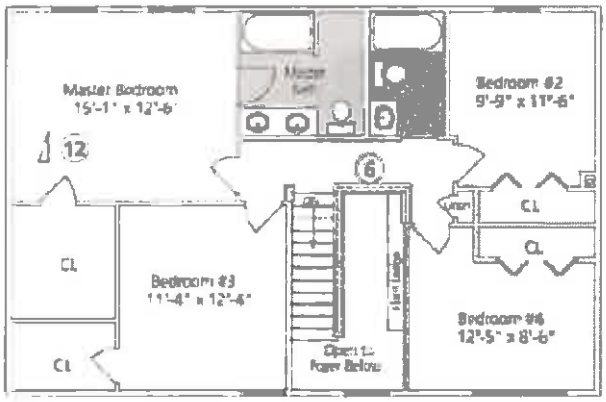
(1) Angled Kitchen Peninsula



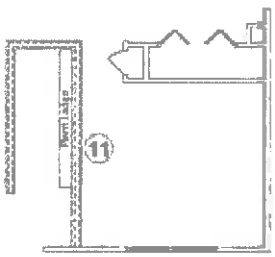
(8) Master Bath with Closet



(9) Deluxe Master Bath



Second Floor (Elevation "A")



(10) Loft in lieu of Bedroom #4 & Closet

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL SE-1 Northlawn Construction Services 12/28/2010

The Key Largo

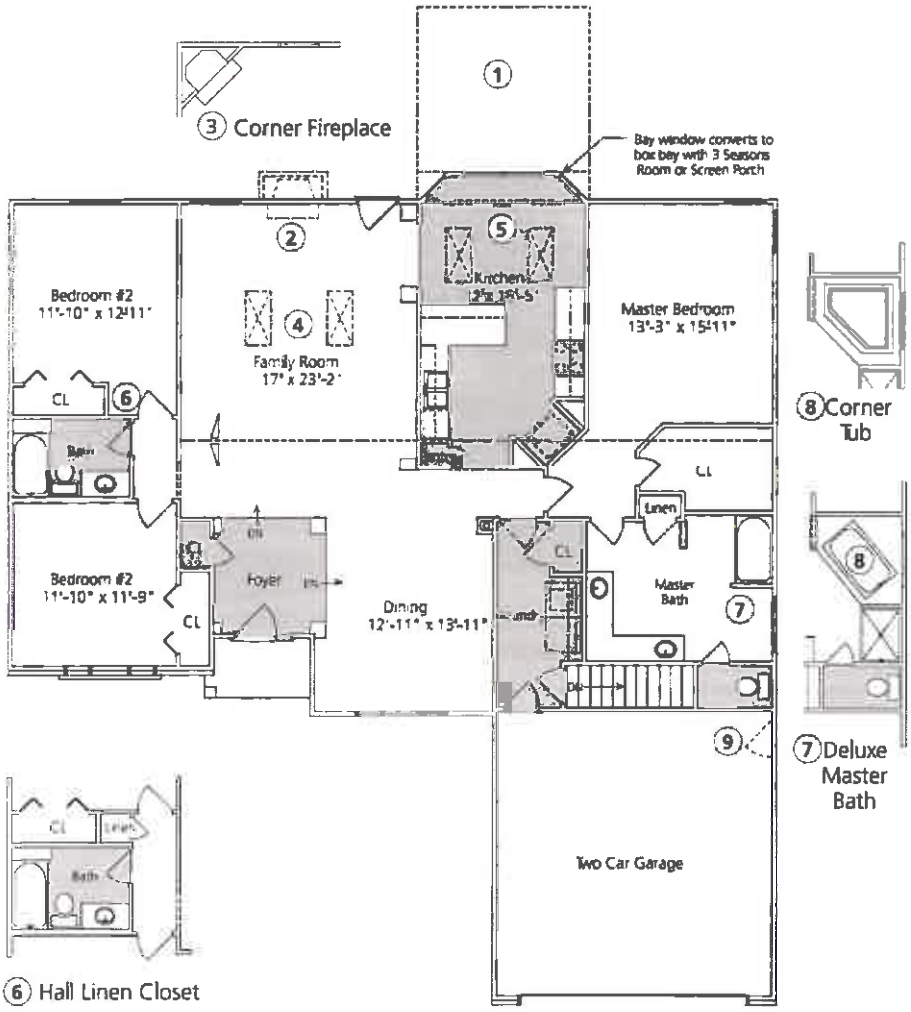
Elevation A

Elevation B

The Key Largo

Illustrated Plan Options

01 3 Seasons Room or Screen Porch
02 Fireplace Rear Wall Location
03 Corner Fireplace
04 Skylights in Great Room (2)
05 Skylights in Kitchen (2)
06 Hall Linen Closet
07 Deluxe Master Bath
08 Corner Tub in Deluxe Master Bath
09 Service Door



Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Floor Plan (Elevation "A")

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL S3-R Northlawn Construction Services 12/28/2010.

The Kingston

Elevation P

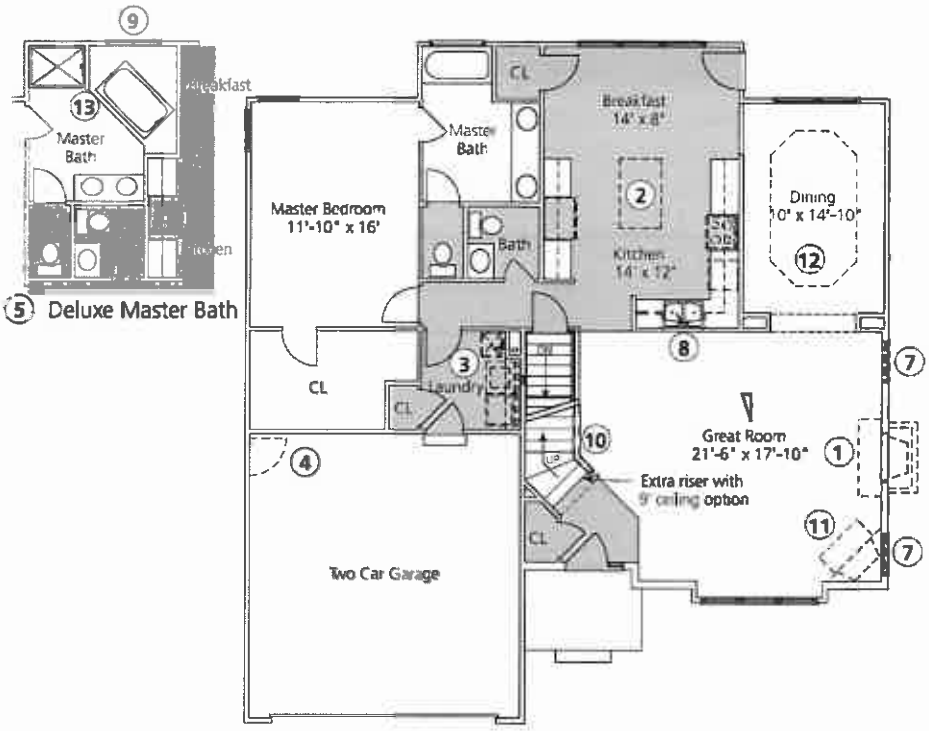
Elevation C

Elevation A

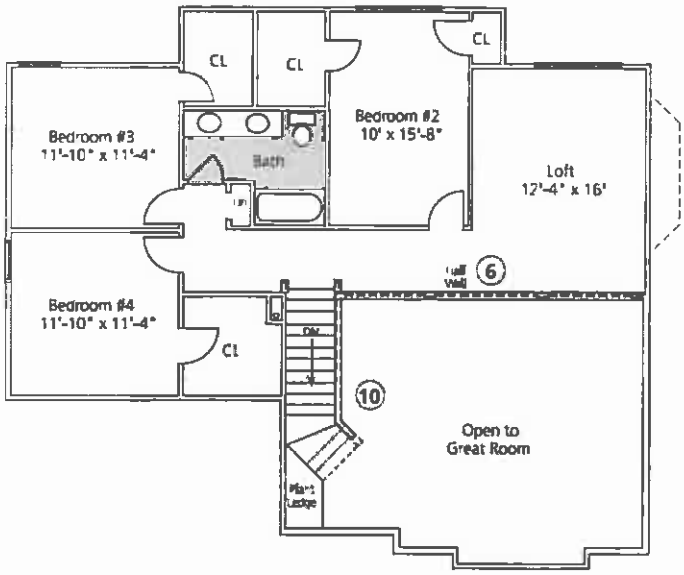
The Kingston

ILLUSTRATED PLAN OPTIONS

- **01** Fireplace
- **02** Island
- **03** Laundry Tub
- **04** Service Door
- **05** Deluxe Master Bath (Includes Sliding Window)
- **06** Wood Rail in lieu of Half Wall at Loft
- **07** Additional Windows (2)
- **08** Pass-Thru
- **09** Acrylic Block Window in lieu of Sliding Window
- **10** Wood Rail in lieu of Half Wall at Stair
- **11** Corner Fireplace
- **12** Coffered Ceiling
- **13** Corner Tub



First Floor (Elevation "A")



Second Floor (Elevation "A")

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL H2394 Northlawn Construction Services 12/28/2010

The Lauderdale

Elevation A

Elevation B

35 YEAR STRUCTURAL WARRANTY
MEMBER BIA THE Builders

Broker Participation Welcome

The Lauderdale

Illustrated Plan Options

01 Dining Room Side Windows

02 Dining Room Coffered Ceiling

03 Den Doors

04 Service Door

05 Mud Room Closet

06 Rear Wall Fireplace

07 Interior Wall Fireplace

08 Corner Fireplace

09 Family Room Rear Windows

10 Breakfast area Side Windows

11 Rear Wet Bar

12 Front Bar

13 Overlook Railing I/L of Half Wall

14 Upper Railing I/L of Half Wall

15 Activity Room Door

16 Bathroom Door

17 2nd. Lav.

18 Shower Door Return Panel I/L of wall

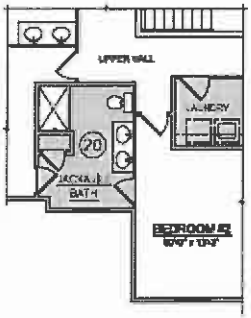
19 6060 Corner Tub

20 Jack & Jill Bath

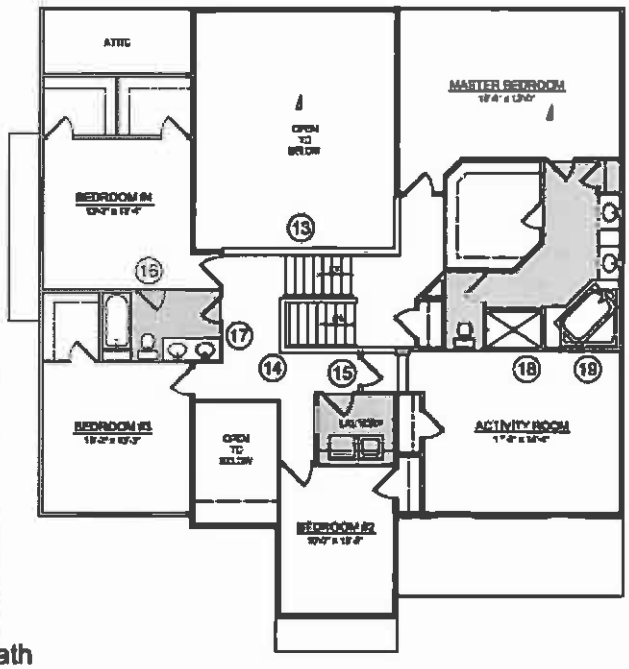
21 Den I/L of 1 Car Garage

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant

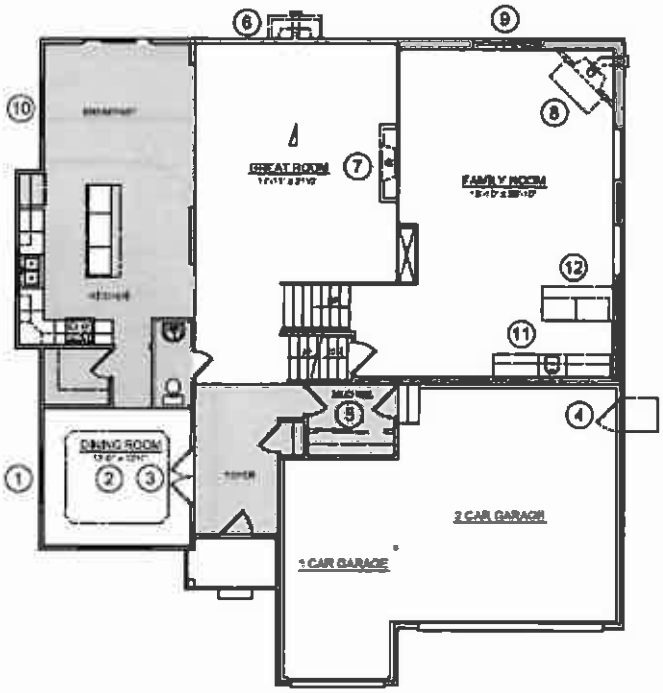


Optional Jack & Jill Bath



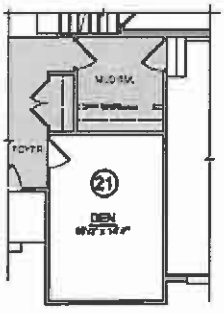
Second Floor (Elevation "A")

9' Ceilings



First Floor (Elevation "A")

9' Ceilings



Optional Den
I/L of 1 Car Garage

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL SPL7 NC Services, LLC 8 6 2014

The Manchester

Elevation B

Elevation A

The Manchester

Illustrated Plan Options

01 Family Room Half Bath

02 Lower Rail I/L of Half Wall

03 Great Room Side Accent Windows

04 Direct Vent / Prefabricated Fireplace

05 Masonry Fireplace

06 Upper Rail I/L of Half Wall

07 Great Rm. Overlook Rail I/L of Half Wall

08 Second Lav

09 Shower Door Return Panel

10 Great Rm. Transom Windows

11 Vaulted Ceiling

12 Service Door

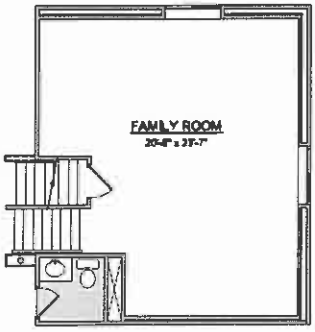
13 Den Double Doors

14 4' Extension to Great Room

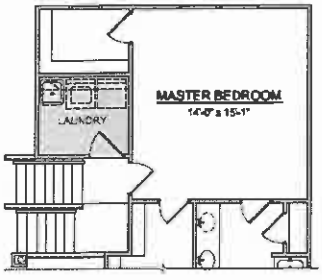
15 2' Extension to Master Bedroom / 4' Extension to Lower Level

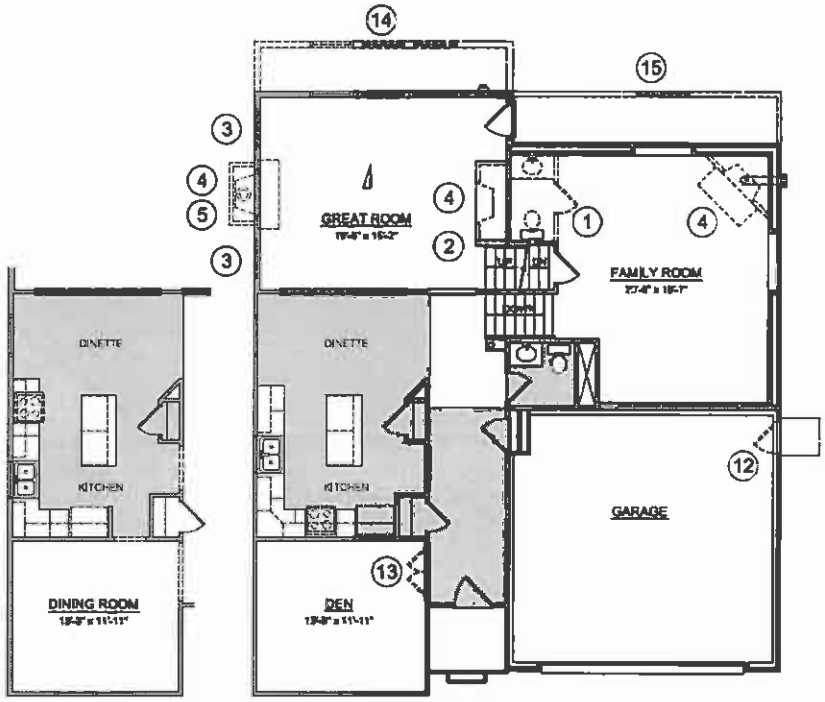
Shaded areas indicate hard floor surface

Additional options not illustrated area available, please request from Sales Consultant



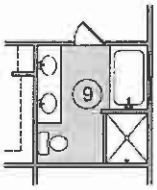
1st & 2nd Floor Plans
Family Room / Lower Level Extension



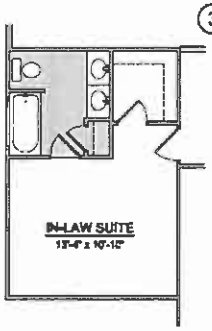


Dining Room Option

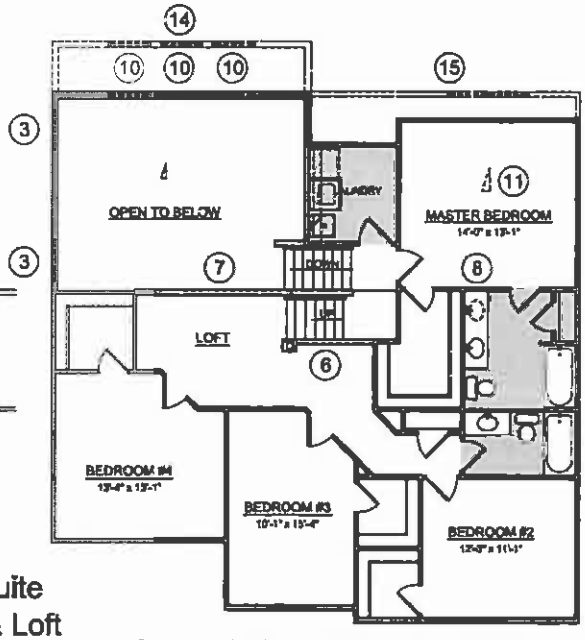
First Floor (Elevation "A")
9' Ceilings



Optional Master Bath



Optional In-Law Suite
I/L of Bedroom #4 & Loft



Second Floor (Elevation "A")
9' Ceilings

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL SPLS Northlawn Construction Services 12/28/2010

The McKenzie

Elevation A

Elevation B

The McKenzie

Illustrated Plan Options

01 Dining Room Coffered Ceiling

02 Kitchen Desk

03 Lower Rail I/L of Half Wall

04 Rear Wall Direct Vent / Prefabricated Fireplace

05 Interior Wall Direct Vent / Prefabricated Fireplace

06 Laundry Tub

07 Service Door

08 Cathedral Ceiling

09 Vaulted Ceiling

10 Shower Door Return Panel

11 6060 Soaker Tub I/L 3660

12 Upper/Foyer Rail I/L of Half Wall

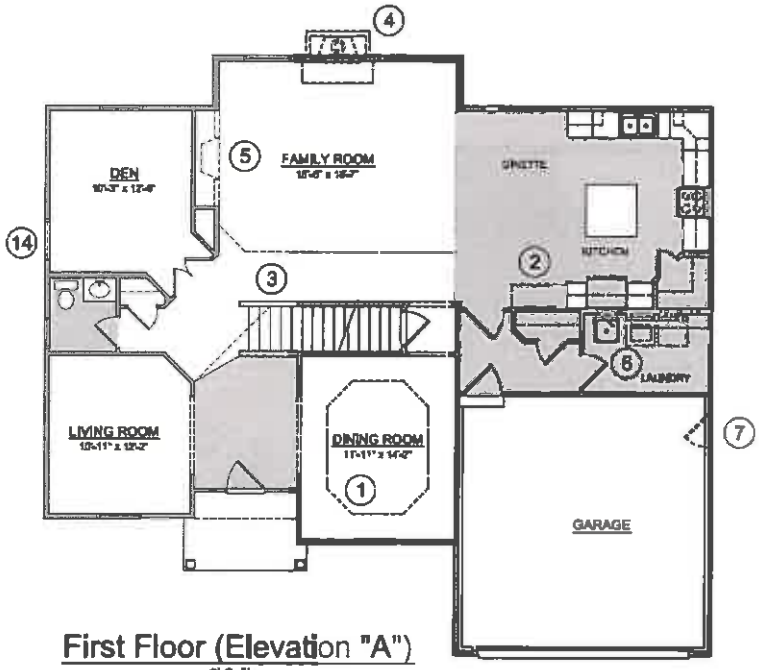
13 Family Rm. Overlook Rail I/L of Half Wall

14 Den Side Window

15 Hall Bath Window

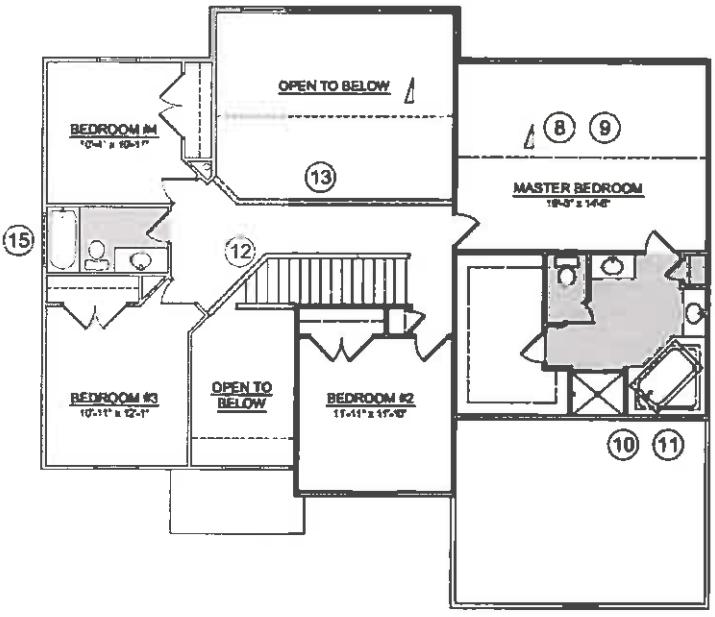
Shaded areas indicate hard floor surface

Additional options not illustrated area available, please request from Sales Consultant



First Floor (Elevation "A")

9' Ceilings



Second Floor (Elevation "A")

9' Ceilings

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST15 Northlawn Construction Services 12/28/2010.

The Montgomery

Elevation P

Elevation A

Elevation D

35 YEAR WARRANTY

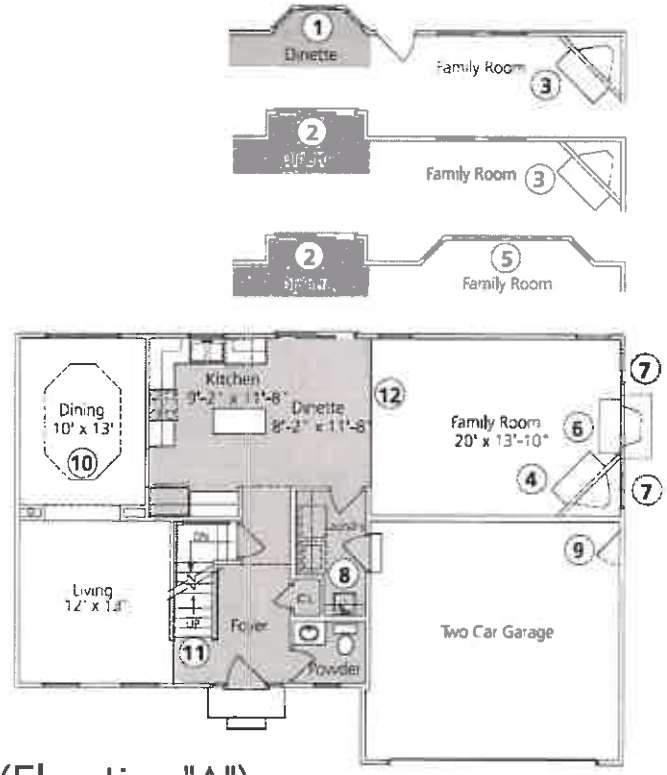
MEMBER BIA THE Builders

Broker Participation Welcome

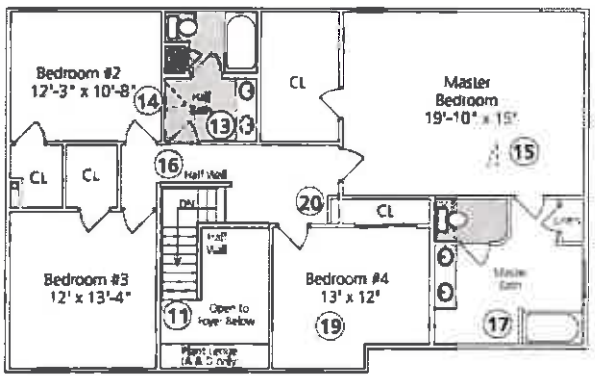
The Montgomery

Illustrated Plan Options

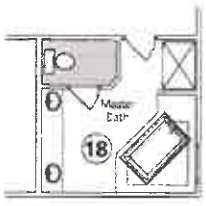
01	Bay Window in **Dinette** includes Full Lite Door
02	Box Bay in Dinette
03	Corner Fireplace Position 'A'
04	Corner Fireplace Position 'B'
05	Bay Window in Family Room
06	Fireplace
07	(2) Windows
08	Laundry Tub
09	Service Door
10	Coffered Ceiling in Dining Room
11	Rail in lieu of Half Wall
12	Step Down Family Room
13	Additional Sink in Hall Bath
14	Additional Door in Hall Bath
15	Vaulted Ceiling in Master Bedroom
16	Rail at Upper Hall in lieu of Half Wall
17	Deluxe Master Bath
18	6060 Corner Tub
19	Loft
20	Laundry Chute
21	Rail in lieu of Half Wall at Loft
22	Loft Closet



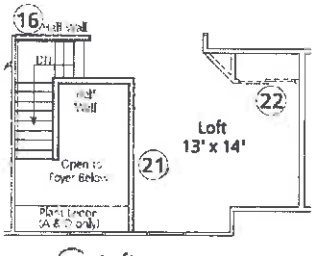
First Floor (Elevation "A")



Second Floor (Elevation "A")



(17) Deluxe Master Bath



(19) Loft

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options **not illustrated** are available, please **request from Sales** Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL H2480 Northlawn Construction Services 12/28/2010

The Nantucket

Elevation A

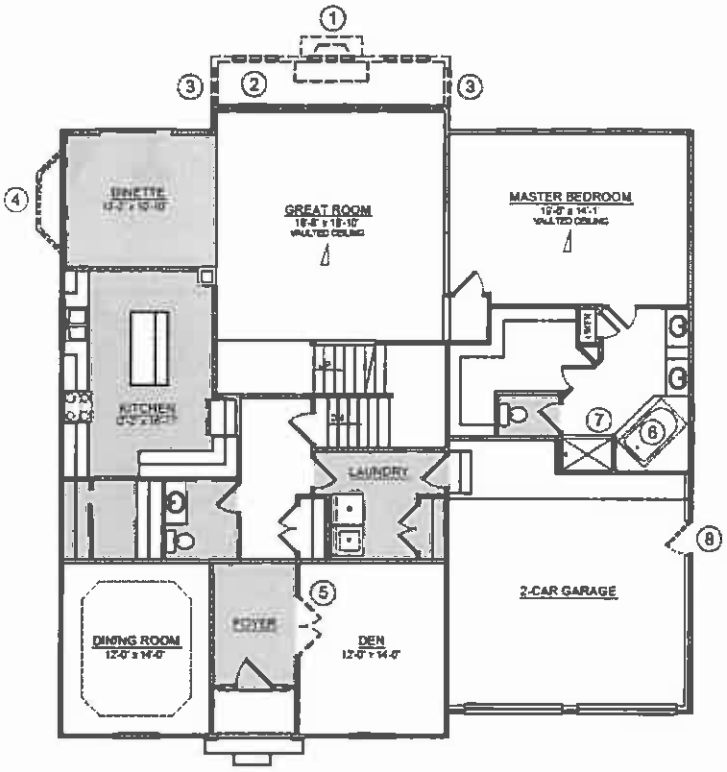
35 YEAR STRUCTURAL WARRANTY
MEMBER BIA THE Builders

Broker Participation Welcome

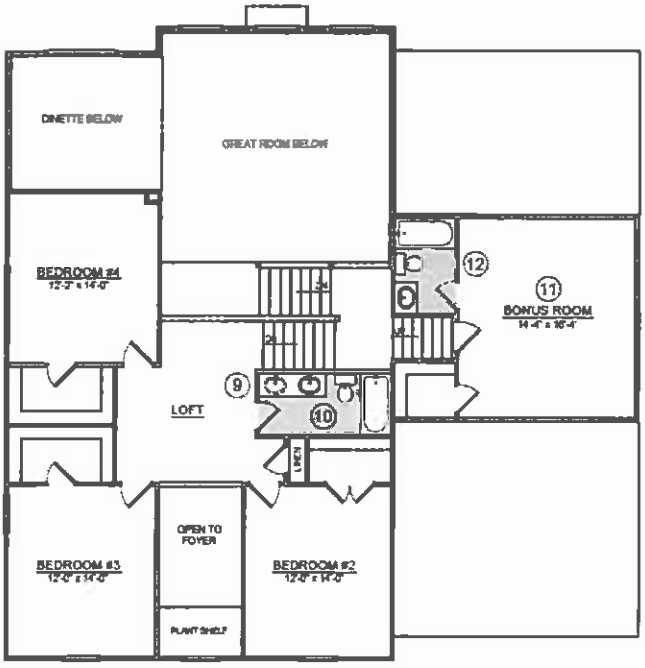
The Nantucket

ILLUSTRATED PLAN OPTIONS

01	Masonry Fireplace on Rear (Alternate Locations Available)
02	4' Great Room Extension
03	Laundry Window
04	Bay Window
05	Double Doors into Den
06	Corner Soaker Tub
07	Shower Door Return Panel
08	Exterior Service Door
09	Second Sink in Main Bath
10	Privacy Wall in Bath
11	Bonus Room
12	Bath in Bonus Room (Full Bath Shown)



First Floor (Elevation "A")



Second Floor (Elevation "A")

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 1FM1 Northlawn Construction Services 12/28/2010.

The Roanoke

Elevation B

Elevation A

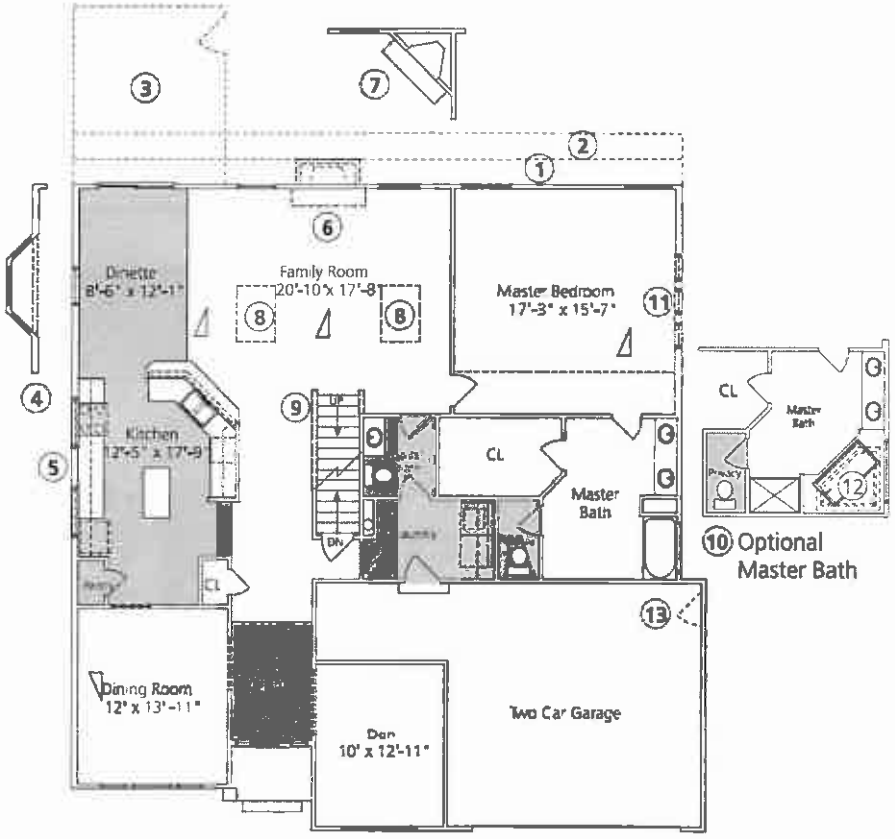
35 YEAR STRUCTURAL WARRANTY
MEMBER BIA THE Builders

Broker Participation Welcome

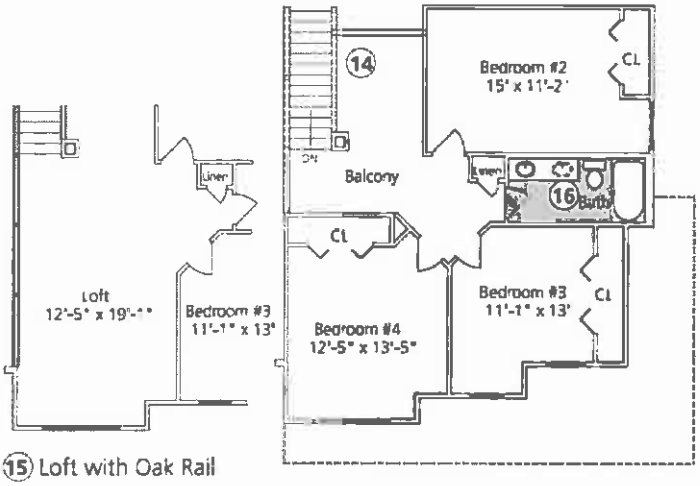
The Roanoke

Illustrated Plan Options

01 2' Extension to Rear
02 4' Extension to Rear
03 Screened Porch
04 Dinette bay
05 Transoms above Kitchen cabinets (2)
06 Fireplace Rear Wall Location
07 Corner Fireplace
08 Skylights in Family Room (2)
09 Rail in lieu of Half Wall at Stair
10 Optional Master Bath
11 Master Bedroom Side Windows (3)
12 Corner Tub
13 Service Door
14 Rail in lieu of Half Wall at Balcony
15 Loft with Rail
16 Additional Sink in Hall Bath



First Floor (Elevation "A")



Second Floor (Elevation "A")

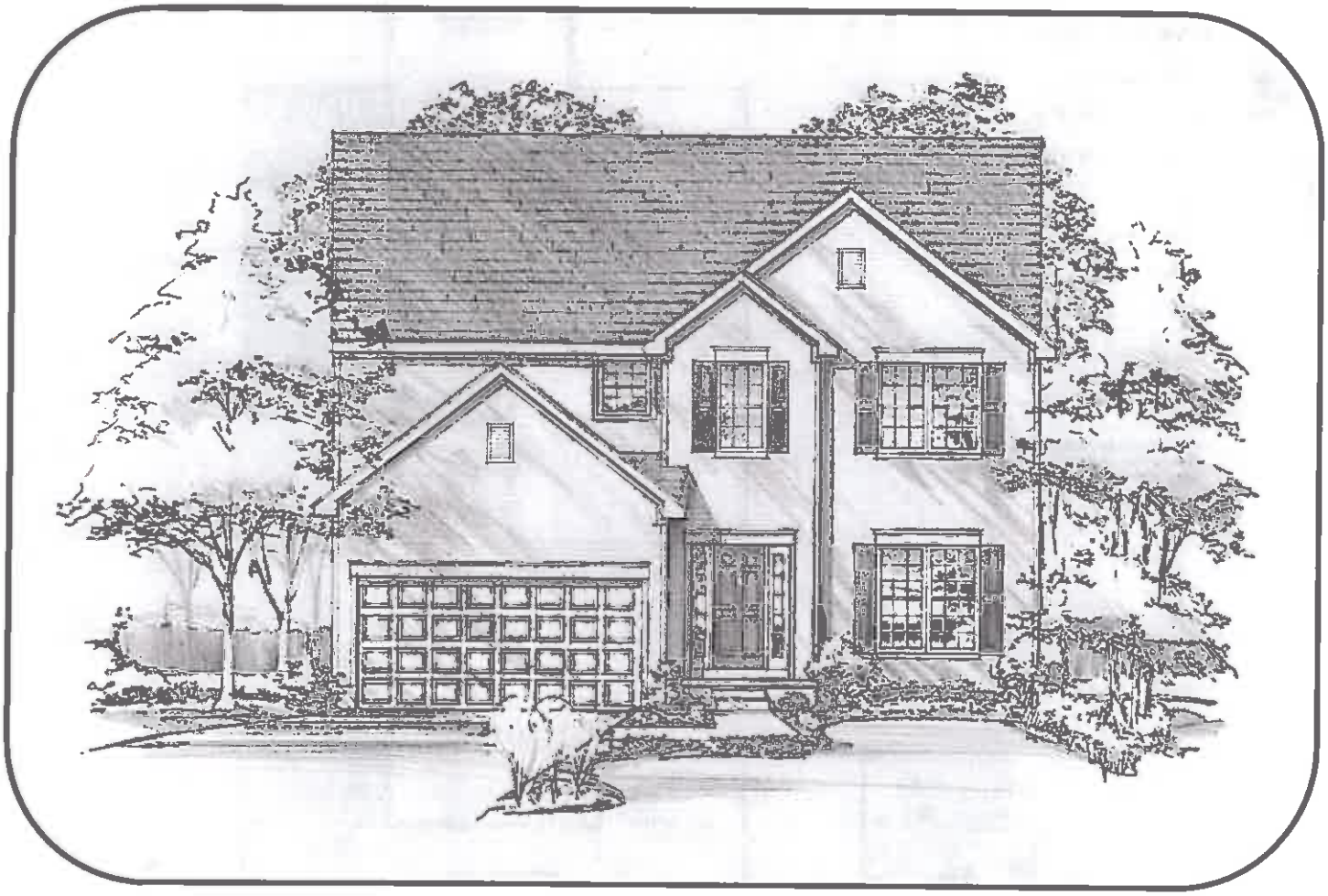
Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL MB-6D Northlawn Construction Services 12/28/2010

The Scottsdale



Elevation A

The Scottsdale

Illustrated Plan Options

01 Direct Vent / Prefabricated Fireplace

02 Great Room Side Accent Windows

03 2040 SH Laundry Window

04 Garage Service Door

05 Laundry Tub Sink

06 Lower Rails I/L of Half Walls

07 Kitchen Cabinet Niche

08 15 Lite Door I/L of Std Door

09 Upper Rail I/L of Half Wall

10 TV Niche

11 Cathedral Ceiling

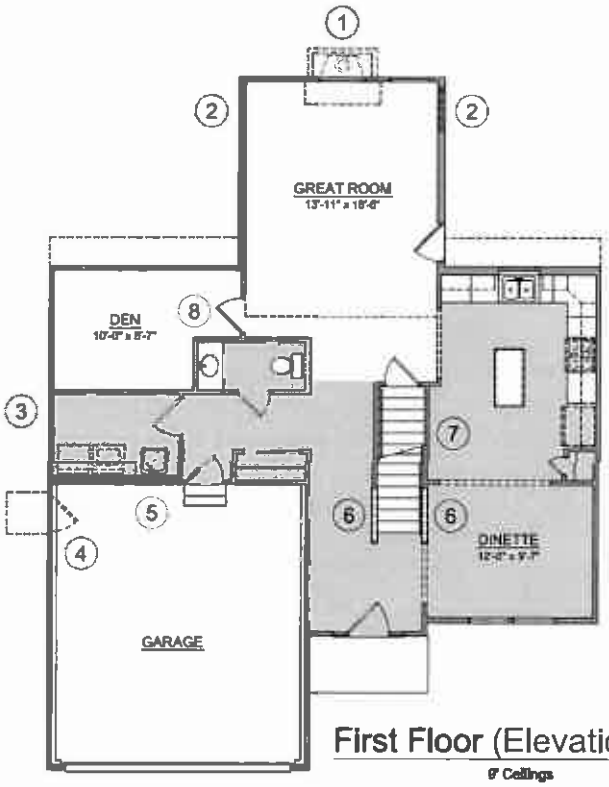
12 Second Sink Bowl

13 3660 Tub I/L of Standard Tub

14 Corian Capped Half Wall w/ Shower Door Return Panel

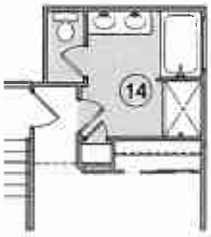
Shaded areas indicate hard floor surface

Additional options not illustrated area available, please request from Sales Consultant

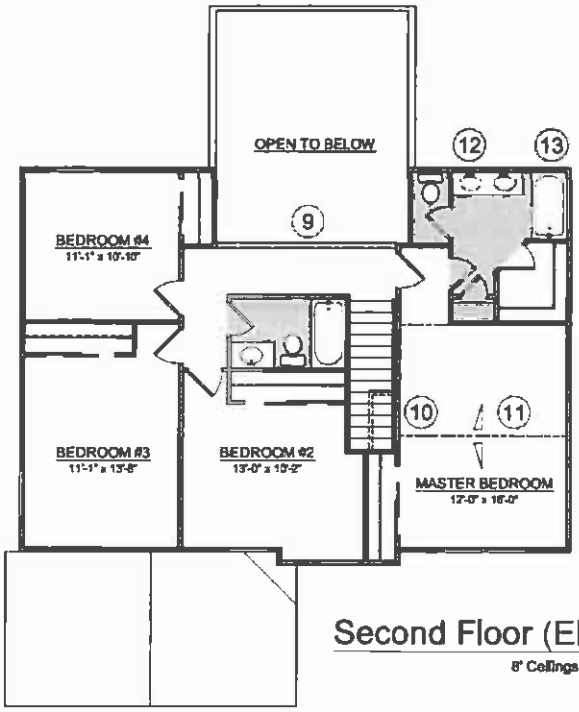


First Floor (Elevation "A")

9' Ceilings



Optional Master Bath



Second Floor (Elevation "A")

8' Ceilings

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST18 Northlawn Construction Services 12/28/2010.

The Seville

Elevation A

35 YEAR STRUCTURAL WARRANTY
MEMBER BIA THE Builders

Broker Participation Welcome

The Seville

Illustrated Plan Options

01 Interior Wall Fireplace

02 Rear Wall Cantilevered Fireplace

03 Coffered Ceiling

04 15 Lite Doors I/L of Standard

05 Laundry Tub

06 Shower Door Return I/L of Wall

07 Corner Tub

08 Service Door

09 Upper Hall Rail I/L of Half Wall

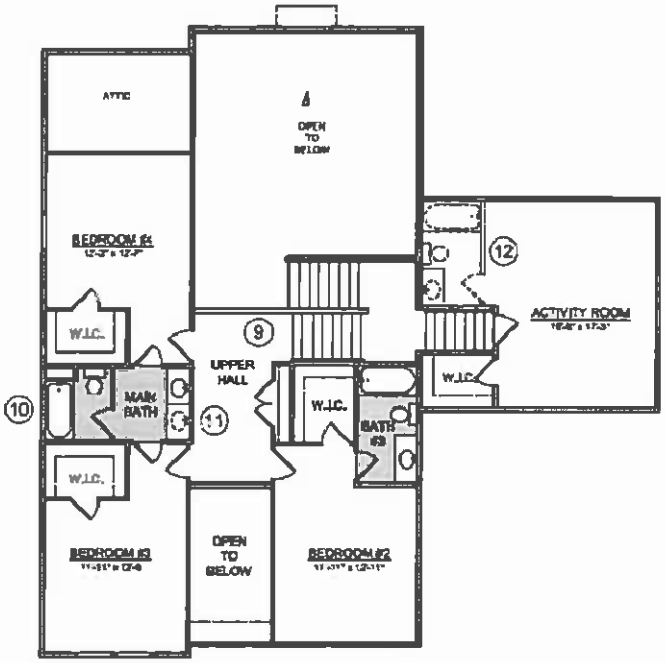
10 4010 FX Temp. Window

11 2nd. Sink

12 Activity Room Bath

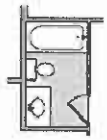
Shaded areas indicate hard floor surface

Additional options not illustrated area available, please request from Sales Consultant

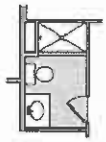


Second Floor (Elevation "A")

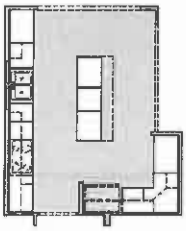
9' Ceilings



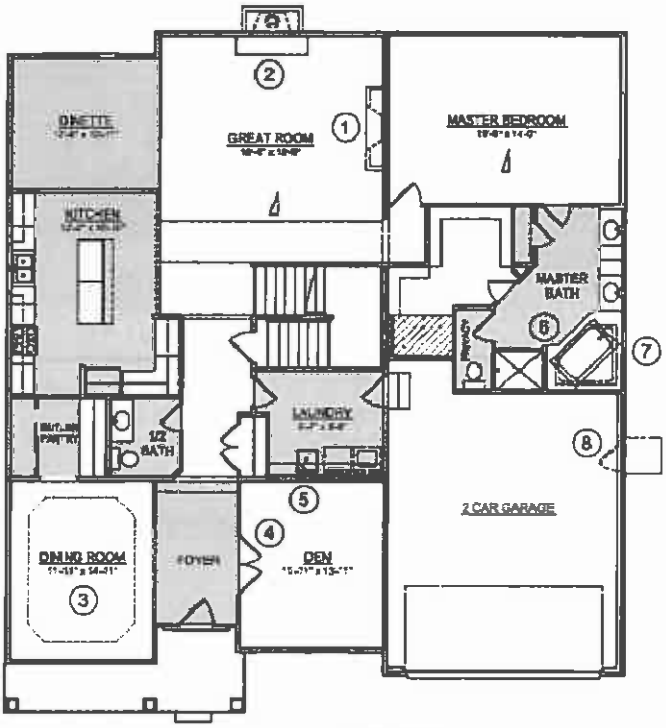
Activity Room Opt'l. Full Bath



Activity Room Opt'l. 3/4 Bath



Optional Deluxe Kitchen



First Floor (Elevation "A")

9' Ceilings

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 1FM1R NC Services, LLC 8/6/2014

The Sierra

Elevation E

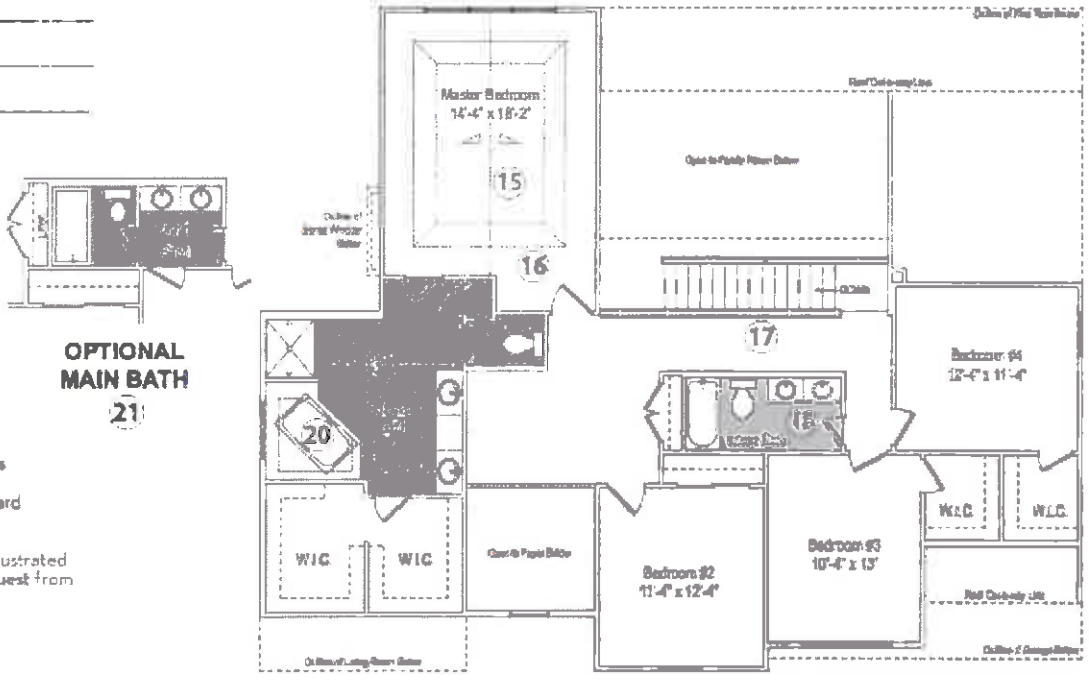
Elevation A

The Sierra

Illustrated Plan Options

01	DELUXE KITCHEN
02	OVEN IN DELUXE KITCHEN
03	COOK TOP IN DELUXE KITCHEN
04	BAY WINDOW AT BREAKFAST
05	PLANNING DESK
06	4' EXTENSION AT FAMILY ROOM
07	DOUBLE LITE DOORS TO SUN ROOM
08	INTERIOR DIRECT VENT FIREPLACE
09	CANTILEVER EXTERIOR DIRECT VENT FIREPLACE
10	EXTERIOR SERVICE DOOR AT GARAGE
11	COFFERED CEILING AT DINING ROOM
12	COLUMNS AT DINING ROOM
13	LAUNDRY SINK
14	LITE FIXED PANEL
15	CATHEDRAL CEILING IN MASTER BEDROOM
16	TRAY CEILING IN MASTER BEDROOM
17	RAILING I/L OF HALF WALL
18	ADDITIONAL SINK IN MAIN BATH
19	SHOWER DOOR RETURN PANEL I/L OF WALL
20	CORNER SOAKER TUB
21	MAIN BATH OPTION

First Floor (Elevation "A")



Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Second Floor (Elevation "A")

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST18 Northlawn Construction Services 12/28/2010.

The Stafford

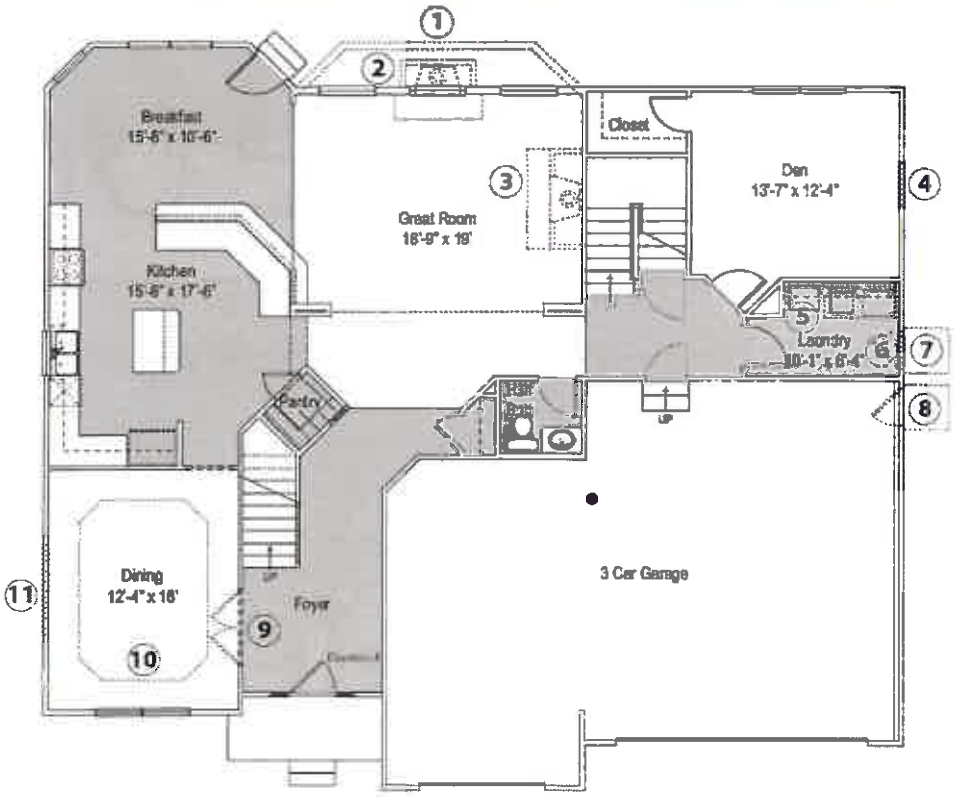
Elevation B

Elevation A with optional stone

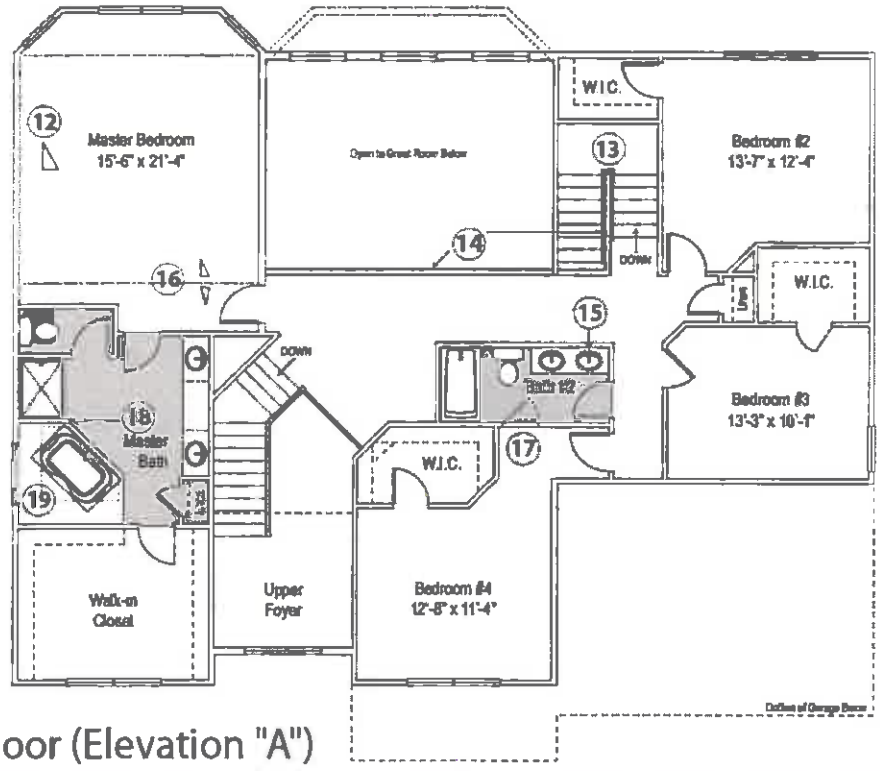
The Stafford

Illustrated Plan Options

01	3' GREAT ROOM BAY EXTENSION
02	CANTILEVER EXTERIOR DIRECT VENT FIREPLACE
03	INTERIOR DIRECT VENT FIREPLACE
04	SIDE ACCENT WINDOW AT DEN
05	LAUNDRY SINK
06	EXTERIOR SERVICE DOOR AT LAUNDRY
07	WINDOW AT LAUNDRY
08	EXTERIOR SERVICE DOOR AT GARAGE
09	FRENCH DOORS AT DINING ROOM
10	COFFERED CEILING IN DINING ROOM
11	DOUBLE SIDE ACCENT WINDOWS AT DINING ROOM
12	VAULTED CEILING IN MASTER BEDROOM
13	RAILING I/L OF HALF WALL AT UPPER REAR STAIR
14	RAILING I/L OF HALF WALL AT GREAT ROOM OVERLOOK
15	ADDITIONAL SINK IN BATH #2
16	CATHEDRAL CEILING IN MASTER BED AND BATH
17	DOOR TO BATH #2 FROM BEDROOM #4
18	SHOWER DOOR RETURN PANEL I/L OF WALL
19	CORNER SOAKER TUB
20	DELUXE KITCHEN
21	COOK TOP IN DELUXE KITCHEN
22	OVEN IN DELUXE KITCHEN



First Floor (Elevation "A")



Second Floor (Elevation "A")

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL 2ST4 Northlawn Construction Services 12/28/2010

The Sterling

The Sterling

Elevation C

Elevation A

Elevation B

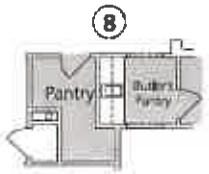
35 YEAR LIMITED WARRANTY
MEMBER BIA THE Builders

Broker Participation Welcome

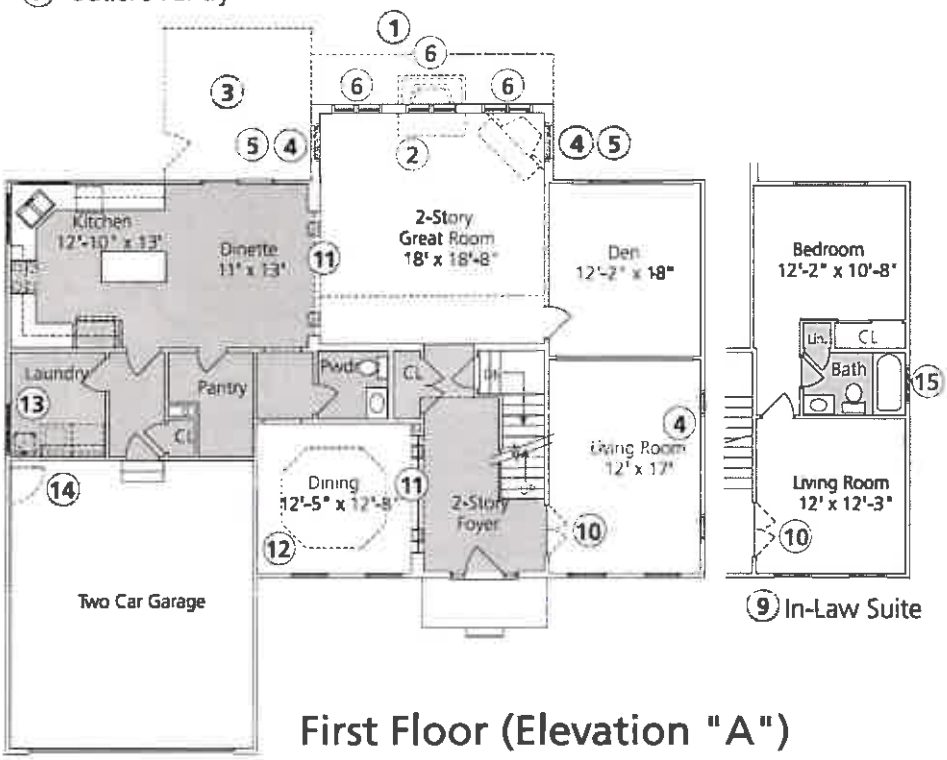
The Sterling

Illustrated Plan Options

01 4' Great Room Extension
02 Fireplace
03 12' x 12' Screen Porch
04 Accent Window (Each)
05 Transom above Great Room Accent Window Option (Each)
06 Transom above Rear Great Room Windows (Each)
07 Butler's Pantry
08 Butler's Pantry Sink
09 In-Law Suite
10 Double Full Lite Doors
11 Decorative Columns (Pair)
12 Coffered Ceiling in Dining
13 Laundry Tub
14 Service Door
15 Fixed Window (Each)
16 Sliding Shower Door with Return Panel
17 Corner Tub
18 Oak Rail in lieu of Half Wall
19 Vaulted Ceiling in Master Bath (Not Available with "C" Elevation)
20 Vaulted Ceiling in Master Bedroom (Not Available with "C" Elevation)
21 Tray Ceiling in Master Bedroom
22 (2) Acrylic Block Windows (In lieu of Standard Windows)

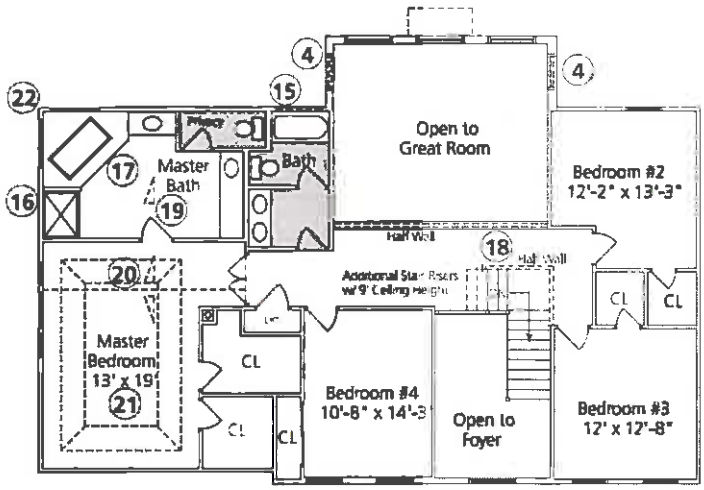


7 Butler's Pantry



9 In-Law Suite

First Floor (Elevation "A")



Second Floor (Elevation "A")

Indicates Sloped Ceilings

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant.

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL A2920 Northlawn Construction Services 12/28/2010

The Stonehurst

Elevation D

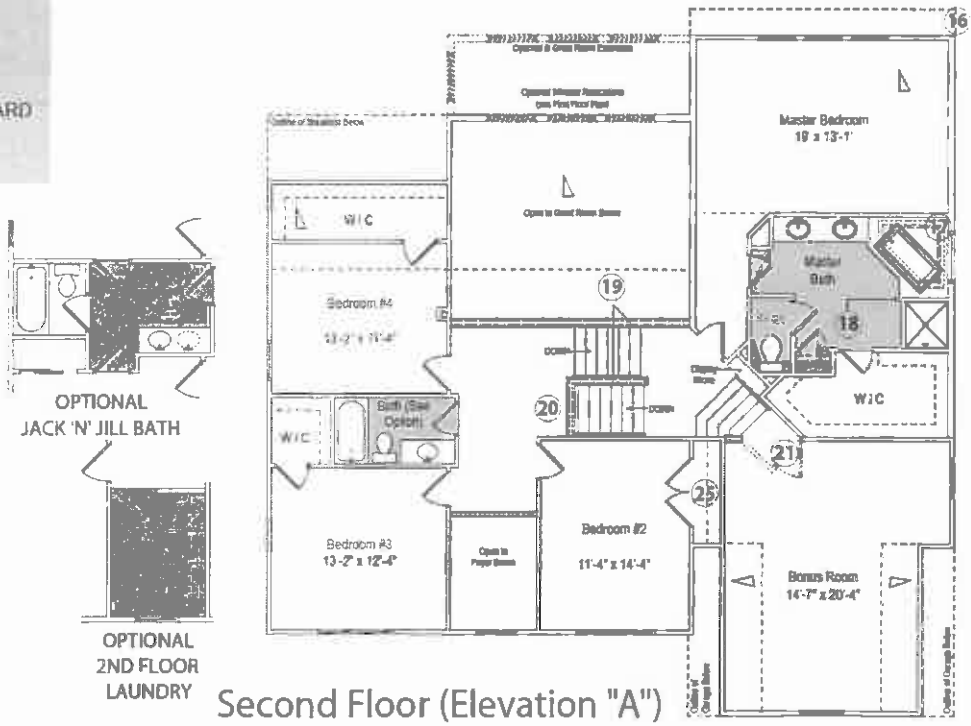
Elevation A

The Stonehurst

Illustrated Plan Options

01 ATRIUM DOOR AT BREAKFAST
02 6' EXTENSION TO GREAT ROOM
03 CANTILEVER EXTERIOR DIRECT VENT FIREPLACE
04 TRANSOM WINDOWS AT GREAT ROOM
05 WINDOW AT BACK OF FAMILY ROOM
06 CORNER DIRECT VENT FIREPLACE
07 INTERIOR DIRECT VENT FIREPLACE
08 SIDE ACCENT WINDOWS AT BREAKFAST
09 FRONT BAR IN FAMILY ROOM
10 REAR WET BAR IN FAMILY ROOM
11 EXTERIOR SERVICE DOOR AT GARAGE
12 LAUNDRY SINK
13 DOUBLE 15 LITE DOORS AT DINING ROOM
14 COFFERED CEILING AT DINING ROOM
15 SIDE ACCENT WINDOW AT DINING ROOM
16 2' EXTENSION AT MASTER BEDROOM
17 CORNER TUB IN MASTER BATH
18 SHOWER DOOR RETURN PANEL IN MASTER BATH
19 RAILING I/L OF HALF WALL AT GREAT ROOM OVERLOOK
20 RAILING I/L OF HALF WALL AT UPPER STAIR
21 DOOR AT BONUS ROOM
22 JACK 'N' JILL BATH
23 ADDITIONAL SINK
24 2ND FLOOR LAUNDRY I/L OF STANDARD
25 WALK-IN CLOSET IN BEDROOM #2

First Floor (Elevation "A")



Second Floor (Elevation "A")

OPTIONAL
JACK 'N' JILL BATH

OPTIONAL
2ND FLOOR
LAUNDRY

Shaded areas indicate hard floor surface

Additional options not illustrated are available, please request from Sales Consultant

Because we are currently improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustrative purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate, are rounded, they will vary with each elevation. The drawings and floor plans for the actual home as constructed are protected by U.S. Copyright Laws. They may not be copied, reproduced or otherwise used by others in any manner. MODEL JP5R Northlawn Construction Services 12/28/2010