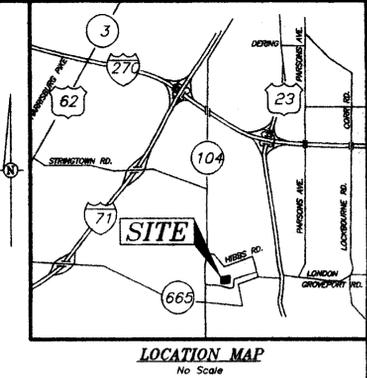




RECEIVED  
DEC 29 2015

# Ashwood Glen Illustrative Development Plan | 12.29.2015

# 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.

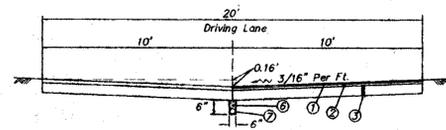
Parallel parking spaces shall be 9'x22' minimum. Head-in parking spaces shall be 10'x20' minimum. Handicap spaces shall meet ADA requirements.

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.

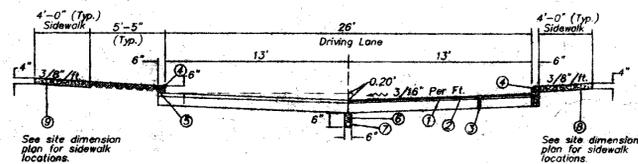
**STORM WATER MANAGEMENT**

-Detention Required: 2.4 acre-feet  
-Detention Provided: 3.6 acre-feet

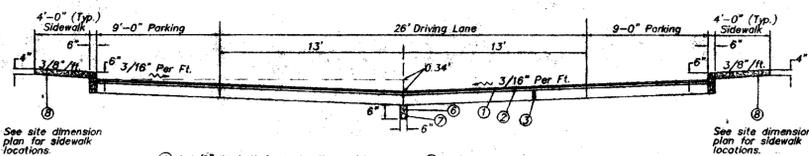


No Parking will be allowed on Pondview Drive or Sentry Loop. This is to be signed as such within the project and also stated in the condominium documents.

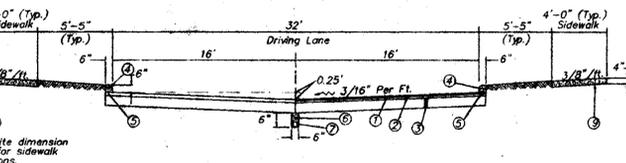
**SECONDARY DRIVE  
TYPICAL SECTION 20' WIDE PAVEMENT**  
NO SCALE



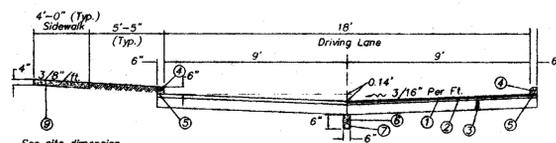
**MAIN LOOP DRIVE  
TYPICAL SECTION 27' WIDE PAVEMENT (26' F/Face Curb)**  
NO SCALE



**MAIN LOOP DRIVE  
TYPICAL SECTION 26' WIDE PAVEMENT & 9' WIDE PARALLEL PARKING**  
NO SCALE

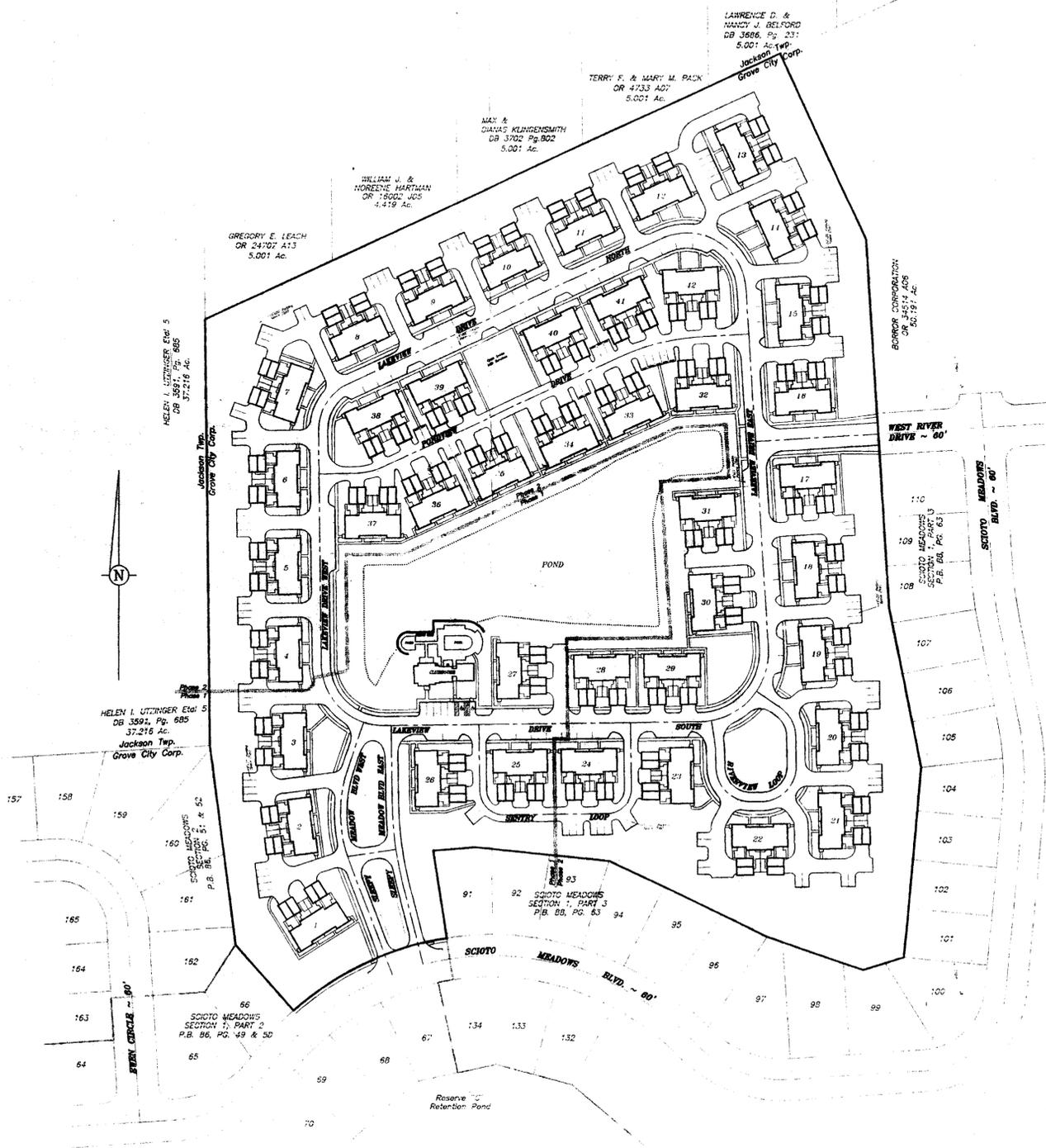


**EAST ENTRANCE DRIVE  
TYPICAL SECTION 33' WIDE PAVEMENT (32' F/Face Curb)**  
NO SCALE

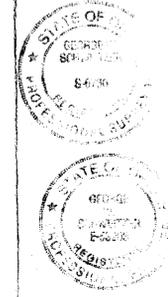
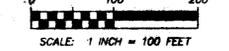


**SOUTH ENTRANCE DRIVES  
TYPICAL SECTION 19' WIDE PAVEMENT (18' F/Face Curb)**  
NO SCALE

- ① 1 1/2" Asphalt Concrete, Item 404
- ② 1 1/2" Asphalt Concrete, Item 402
- ③ 8" Aggregate Base, Item 304
- ④ 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



Phase 1 - 6.524 Acres  
Phase 2 - 17.202 Acres  
**INDEX MAP**



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

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.

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

**OWNER**  
Scioto Holding Company  
1631 Northwest Professional Parkway  
614-451-5520  
Attn.: Richard Talbott  
614-771-9212 (Home)

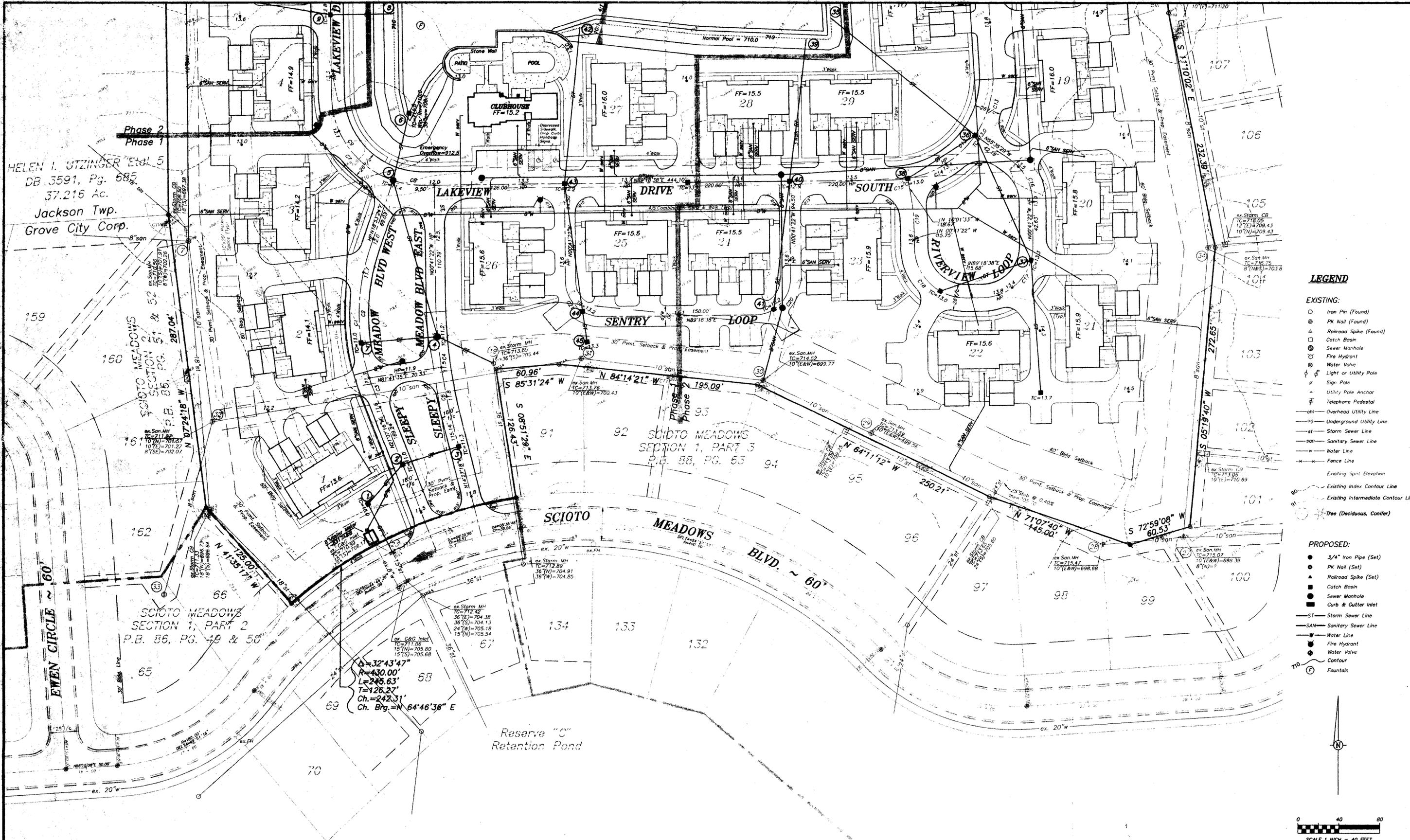
**FLOOD DESIGNATION**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049C0335 G (effective date August 2, 1995), the property shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

**Geo-Graphics Inc.**  
Lead Surveying & Civil Engineering  
685 North James Road Columbus, Ohio 43219  
614-231-2016

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

SCALE: 1"=100'	DRAWN: JMK	CHECKED: GMS	DATE: 03-02-99	SHEET: 1 OF 3
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[1999] - 12:11:00 AM - 11:47:39 - MAP 12, 1999 - 11:47:39 - SCALE = 100.00



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

Phase 2  
 Phase 1

SCIOTO MEADOWS  
 SECTION 2, PART 5  
 P.B. 85, PG. 51 & 52  
 P.B. 86, PG. 35 & 36  
 287.04'

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

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

$\Delta = 32^{\circ}43'47''$   
 $R = 430.00'$   
 $L = 245.63'$   
 $T = 126.27'$   
 $Ch. Brg. = N 64^{\circ}46'38'' E$

Reserve "C"  
 Retention Pond

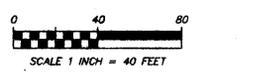
**LEGEND**

**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
- oh— Overhead Utility Line
- ug— Underground Utility Line
- st— Storm Sewer Line
- san— Sanitary Sewer Line
- w— Water Line
- x— 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



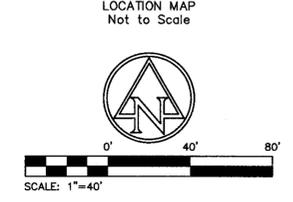
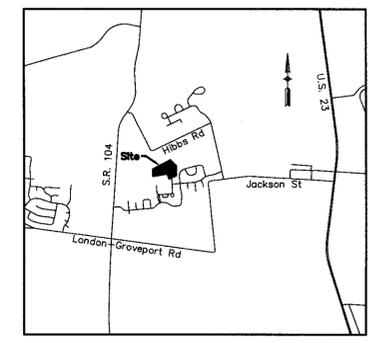
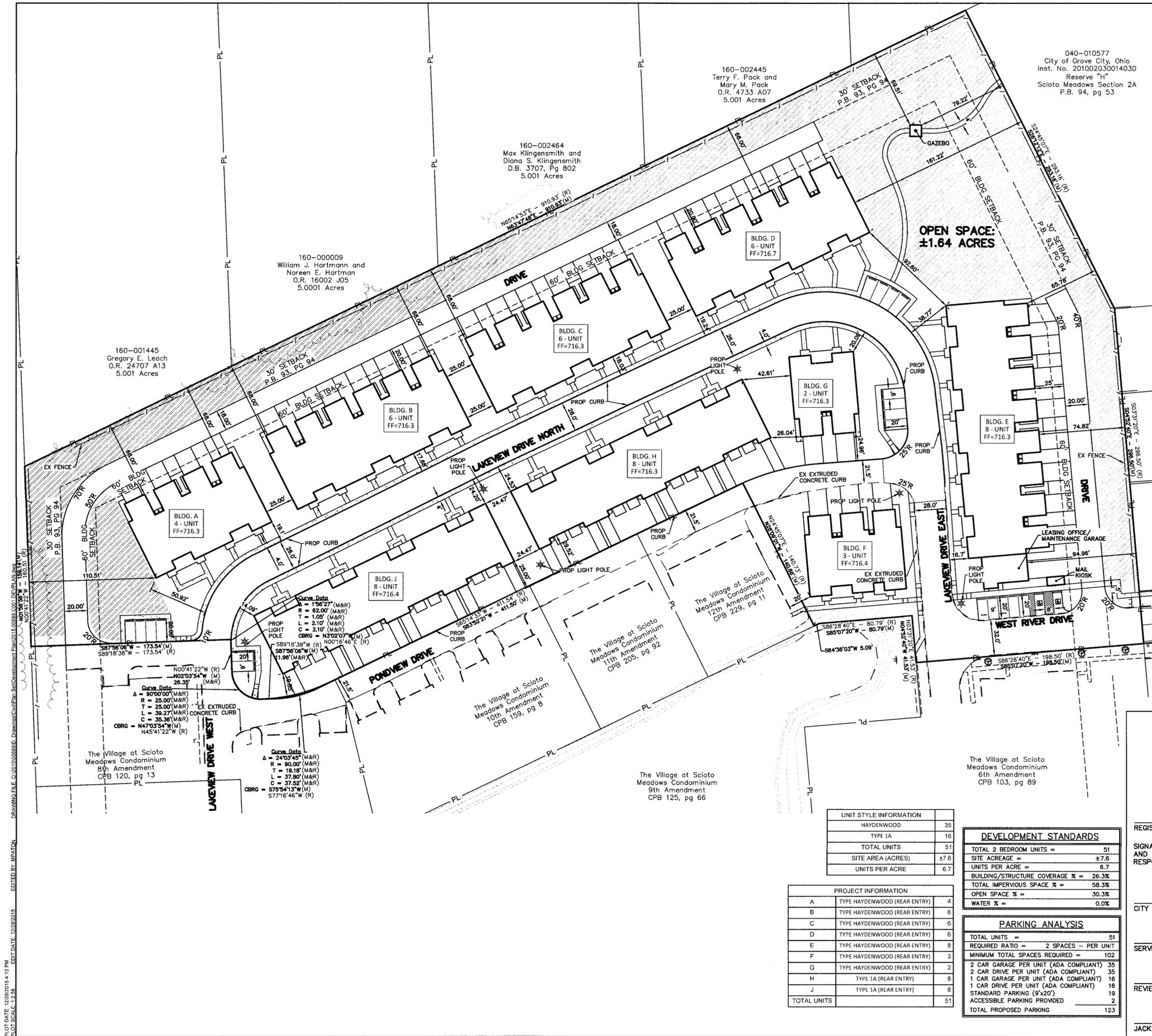
**Geo-Graphics Inc.**  
 Land Surveying & Civil Engineering  
 685 North James Road Columbus, Ohio 43219  
 614-231-2018

City of Grove City, Ohio

**DEVELOPMENT PLAN  
 FOR  
 THE VILLAGE AT SCIOTO MEADOWS**

Revised 03-12-99	SCALE 1"=40'	DRAWN JAK	CHECKED GWS	DATE 03-02-99	SHEET 2 OF 3
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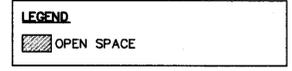
[Title] - [Author] - [Date] - [Scale] - [Sheet]



**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@REDWOOD.COM

**NOTES:**  
THE PARCEL IS LOCATED ENTIRELY IN ZONE "X" PER FEMA MAP 39049C0409K DATED 6/17/2008.  
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  
"NO PARKING FIRE LANE" SIGNS SHALL BE ADDED TO BOTH SIDES OF FIRE ACCESS ROADS 26 FT OR LESS  
ALL PRIVATE FIRE HYDRANTS SHALL BE PAINTED YELLOW WITH WHITE CAPS AND TOP.



AMERICAN  
**STRUCTUREPOINT**  
INC.

2250 Corporate Exchange Drive | Suite 300  
Columbus, Ohio 43231  
TEL 614.901.2235 | FAX 614.901.2236  
www.structurepoint.com

**ASHWOOD GLEN**  
GROVE CITY, OHIO  
FRANKLIN COUNTY

CERTIFIED BY

ISSUANCE INDEX	
DATE:	12/28/2015

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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 \_\_\_\_\_

UNIT STYLE INFORMATION	
HAYDENWOOD	35
TYPE 1A	16
TOTAL UNITS	51
SITE AREA (ACRES)	±7.6
UNITS PER ACRE	6.7

DEVELOPMENT STANDARDS	
TOTAL 2 BEDROOM UNITS =	51
SITE ACREAGE =	±7.6
UNITS PER ACRE =	6.7
BUILDING/STRUCTURE COVERAGE % =	26.3%
TOTAL IMPERVIOUS SPACE % =	58.3%
OPEN SPACE % =	30.3%
WATER % =	0.0%

PROJECT INFORMATION	
A	TYPE HAYDENWOOD (REAR ENTRY) 4
B	TYPE HAYDENWOOD (REAR ENTRY) 6
C	TYPE HAYDENWOOD (REAR ENTRY) 6
D	TYPE HAYDENWOOD (REAR ENTRY) 6
E	TYPE HAYDENWOOD (REAR ENTRY) 8
F	TYPE HAYDENWOOD (REAR ENTRY) 3
G	TYPE HAYDENWOOD (REAR ENTRY) 2
H	TYPE 1A (REAR ENTRY) 8
J	TYPE 1A (REAR ENTRY) 8
TOTAL UNITS	51

PARKING ANALYSIS	
TOTAL UNITS =	51
REQUIRED RATIO = 2 SPACES - PER UNIT	102
MINIMUM TOTAL SPACES REQUIRED =	102
2 CAR GARAGE PER UNIT (ADA COMPLIANT)	35
2 CAR DRIVE PER UNIT (ADA COMPLIANT)	35
1 CAR GARAGE PER UNIT (ADA COMPLIANT)	16
1 CAR DRIVE PER UNIT (ADA COMPLIANT)	16
STANDARD PARKING (8'x20')	19
ACCESSIBLE PARKING PROVIDED	2
TOTAL PROPOSED PARKING	123

PLOT DATE: 12/28/2015 4:13 PM    END DATE: 12/28/2015    DRAWING FILE: C:\015\008\015\008.dwg    DRAWING TITLE: Ashwood Glen Site Plan    EDITED BY: MASON    SCALE: 1"=40'



SCALE: 1"=40'



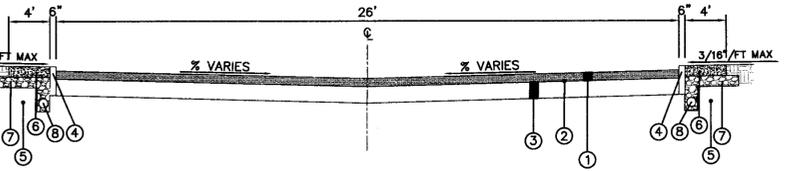
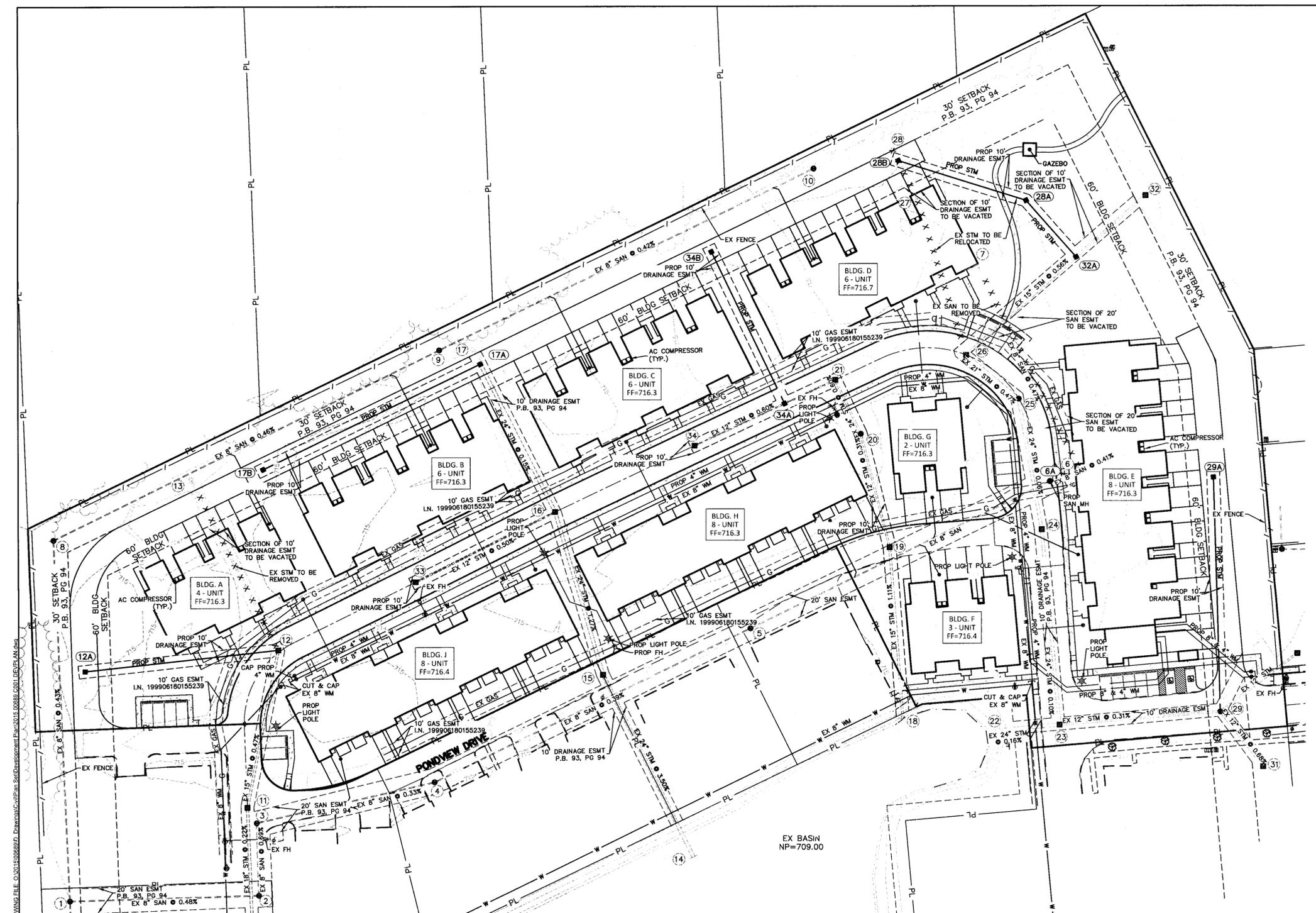
AMERICAN  
**STRUCTUREPOINT**  
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2250 Corporate Exchange Drive | Suite 300  
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www.structurepoint.com

**ASHWOOD GLEN**  
GROVE CITY, OHIO  
FRANKLIN COUNTY

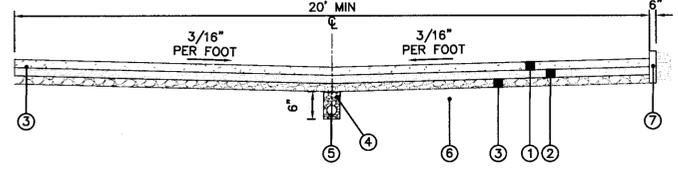
EXISTING STORM SEWER	
11 TR 713.49 INV. 15" N 709.55 INV. 18" S 709.69	23 TR 712.79 INV. 24" W 709.11 INV. 21" N 709.35 INV. 12" E 709.81
12 TR 713.51 INV. 12" NW 709.69 INV. 15" S 710.28	24 TR 713.05 INV. 21" S 709.51 INV. 21" N 709.52
13 TR 713.44 INV. 12" SE 710.94	25 TR 713.91 INV. 21" S 709.46 INV. 21" NW 709.57
14 TR 712.28 INV. 24" SE 707.49 INV. 24" N 707.93	26 TR 713.44 INV. 21" SE 709.82 INV. 15" N 709.86 INV. 15" NE 709.87
15 TR 713.15 INV. 24" S 709.62 INV. 24" NW 709.60 INV. 12" SW 710.07	27 TR 713.91 INV. 15" S 710.41 INV. 15" NW 710.45
16 TR 712.98 INV. 24" SE 709.82	28 TR 713.03 INV. 15" SE 710.46
17 TR 713.01 INV. 15" S 709.06 INV. 12" N 709.09	29 TR 714.21 INV. 12" W 710.20 INV. 12" NE 710.26 INV. 12" SE 710.26
18 TR 714.24 INV. 12" NW 709.50 INV. 12" S 709.37	30 TR 713.35 INV. 12" NW 710.63
19 TR 713.34 INV. 12" SW 709.78 INV. 12" SE 709.78	31 TR 713.74 INV. 15" SW 710.91
20 TR 713.34 INV. 12" SW 709.78 INV. 12" SE 709.78	32 TR 713.32 INV. 12" NE 710.68
21 TR 714.24 INV. 12" NW 709.50 INV. 12" S 709.37	33 TR 713.32 INV. 12" NE 710.68
22 TR 713.34 INV. 12" SW 709.78 INV. 12" SE 709.78	34 TR 713.60 INV. 12" NE 710.50

EXISTING SANITARY SEWER	
1 TR 712.87 INV. 8" E 702.25 INV. 8" S 702.15 INV. 8" N 702.31	6 TR 714.54 INV. 8" NW 706.67 INV. 8" SW 706.65
2 TR 713.49 INV. 8" N 702.98 INV. 8" W 702.95	7 TR 714.11 INV. 8" SE 707.48
3 TR 713.35 INV. 8" E 703.45 INV. 8" S 703.37	8 TR 714.66 INV. 8" S 703.53 INV. 8" NE 703.57
4 TR 714.67 INV. 8" NE 704.10 INV. 8" W 703.92	9 TR 713.52 INV. 8" SW 705.10 INV. 8" NE 705.16
5 TR 713.88 INV. 8" NE 705.23 INV. 8" SW 705.17	10 TR 714.43 INV. 8" SW 706.51



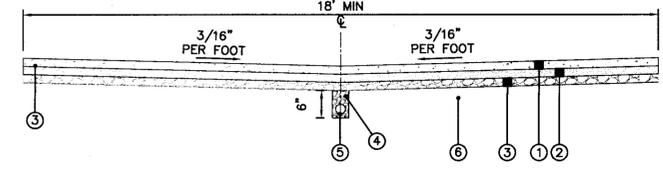
- 1 ITEM 448, 1.5" ASPHALT CONCRETE SURFACE COURSE (PG64-22)
- 2 ITEM 407, TACK COAT (0.15 GAL/SY)
- 3 EX ASPHALT PAVEMENT
- 4 STRAIGHT 18" CONCRETE CURB
- 5 ITEM 204, SUBGRADE COMPACTION
- 6 ITEM 608, 4" CONCRETE WALK (CLASS C)
- 7 ITEM 304, 4" CRUSHED AGGREGATE BASE (COST TO BE INCLUDED IN PRICE BID FOR ITEM 608, CONCRETE WALK)
- 8 4" PIPE UNDERDRAIN

TYPICAL SECTION-26' WIDE PAVEMENT  
NOT TO SCALE



- 1 ITEM 448, 1.5" ASPHALT CONCRETE SURFACE COURSE
- 2 ITEM 448, 1.5" ASPHALT CONCRETE INTERMEDIATE COURSE
- 3 ITEM 304, 8" AGGREGATE BASE
- 4 NO. 57 AGGREGATE
- 5 ITEM 605, 4" PIPE UNDERDRAIN
- 6 ITEM 204, SUBGRADE COMPACTION
- 7 STRAIGHT 18" CONCRETE CURB

TYPICAL SECTION-20' WIDE PAVEMENT  
NOT TO SCALE



- 1 ITEM 448, 1.5" ASPHALT CONCRETE SURFACE COURSE
- 2 ITEM 448, 1.5" ASPHALT CONCRETE INTERMEDIATE COURSE
- 3 ITEM 304, 8" AGGREGATE BASE
- 4 NO. 57 AGGREGATE
- 5 ITEM 605, 4" PIPE UNDERDRAIN
- 6 ITEM 204, SUBGRADE COMPACTION

TYPICAL SECTION-18' WIDE REAR DRIVE PAVEMENT  
NOT TO SCALE

CERTIFIED BY

ISSUANCE INDEX  
DATE: 12/28/2015

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.00689

**DEVELOPMENT  
PLAN**

**C002**

PLOT DATE: 12/28/2015 4:13 PM EDIT DATE: 12/28/2015  
 DRAWING FILE: C:\0301500689.DWG Description: Final Site Development Plan  
 FILED BY: MATION

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

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

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

WILLIAM J. &  
NORCENE HARTMAN  
OR 15002 J05  
4.419 Ac.

GREGORY E. LEACH  
OR 24707 A13  
5.001 Ac.

HELEN I. UTZINGER ERM 5  
DB 3591, Pg. 685  
37.216 Ac.

N. 00°41'22" W 610.51' Jackson Twp.  
Grove City Corp.

BORROR CORPORATION  
OR 34514 A05  
50.191 Ac.

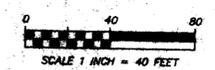
WEST RIVER  
DRIVE ~ 60'

SCIOTO MEADOWS  
RIVD. ~ 60'

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 1°06'56" E
C2	36°53'44"	200.00'	128.79'	66.72'	126.58'	N 0°26'32" E
C3	03°06'56"	200.00'	10.88'	5.44'	10.87'	S 19°34'48" 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'	66.48'	S 04°29'54" E
C6	06°08'53"	90.00'	141.37'	90.00'	127.28'	S 45°41'22" E
C7	90°00'00"	90.00'	30.76'	15.53'	30.61'	S 80°53'59" E
C8	19°34'46"	90.00'	110.62'	67.81'	103.78'	S 35°53'59" E
C9	70°25'14"	75.00'	86.31'	48.65'	81.63'	N 32°16'46" E
C10	65°56'15"	85.00'	165.01'	124.21'	140.29'	S 59°08'13" E
C11	111°13'47"	100.00'	162.02'	105.07'	144.87'	N 42°53'39" E
C12	92°49'58"	100.00'	66.93'	34.37'	65.00'	N 15°26'36" E
C13	37°55'51"	100.00'	28.53'	14.20'	27.45'	N 57°11'29" E
C14	45°33'55"	100.00'	16.30'	8.17'	16.28'	N 84°38'33" E
C15	09°20'11"	50.00'	47.91'	25.97'	46.10'	S 28°08'25" E
C16	54°54'07"	50.00'	78.54'	50.00'	70.71'	N 44°18'38" E
C17	90°00'00"	50.00'	78.54'	50.00'	70.71'	N 44°18'38" E
C18	90°00'00"	50.00'	32.59'	16.33'	32.55'	S 05°21'27" E
C19	09°20'11"	200.00'	54.98'	35.00'	49.50'	N 44°18'38" E
C20	90°00'00"	35.00'	54.98'	35.00'	49.50'	S 45°41'22" E
C21	90°00'00"	35.00'	42.00'	21.31'	41.69'	N 77°16'46" E
C22	27°13'45"	100.00'	111.16'	56.22'	110.52'	N 75°51'47" E
C23	27°13'47"	300.00'	139.67'	72.82'	136.84'	S 1°06'56" E

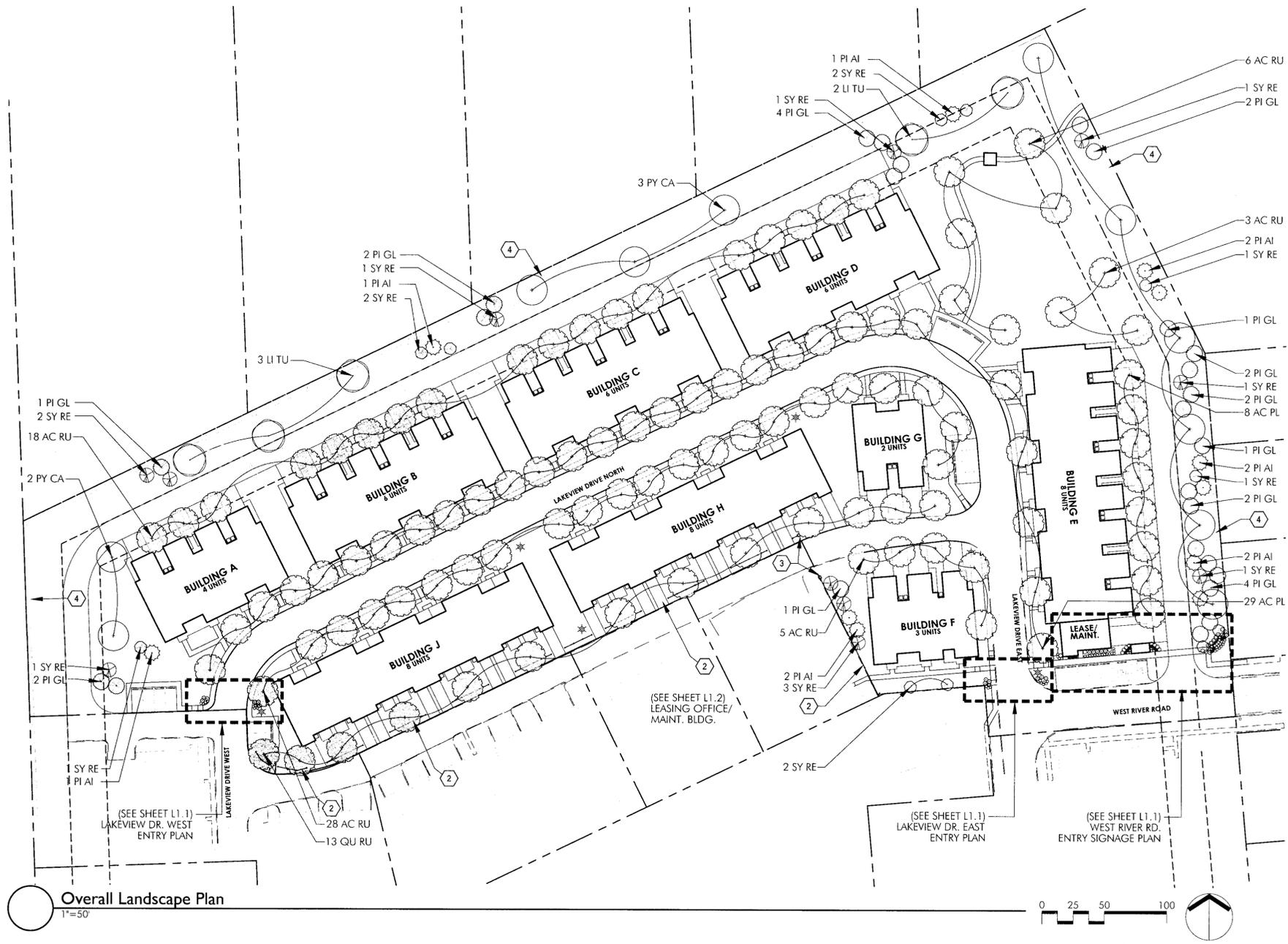
DATE: 03-02-06  
SCALE: 1" = 40'



**Geo-Graphics Inc.**  
Local Planning & Civil Engineering  
680 North James St. Columbus, Ohio 43216  
614-261-2018

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

DATE: 03-02-06  
PAGE: 3 OF 3



- CODED NOTES**
- LAWN AREA. MAINTAIN POSITIVE DRAINAGE ACROSS ALL AREAS
  - 3-RAIL VINYL FENCE
  - STONE COLUMN
  - EXISTING WOODEN 3-RAIL FENCE (TO REMAIN)
- KEY**
- REPRESENTS REQUIRED TREES PER SECTION 1136.09 (A)(1) OF CODE  
51 UNITS = 102 REQUIRED; 104 PROVIDED

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
<b>DECIDUOUS TREES</b>					
AC PL	Acer platanoides 'Cleveland'	Cleveland Norway Maple	2.5" cal.	B&B	
AC RU	Acer rubrum 'Franksred'	Red Sunset Red Maple	2.5" cal.	B&B	
LI TU	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	
PY CA	Pyrus callerana '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	
<b>EVERGREEN TREES</b>					
PI AI	Picea obovates	Norway Spruce	6' ht.	B&B	
PI GL	Picea glauca	White Spruce	6' ht.	B&B	
<b>SHRUBS</b>					
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.	
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>					
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

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 \_\_\_\_\_

**PLANT INSTALLATION NOTES**

- CONTRACTOR TO VERIFY WITH THE OWNER'S 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.
- 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.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER'S 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 OWNER'S REPRESENTATIVE APPROVAL.
- BASE INFORMATION PROVIDED BY

AMERICAN STRUCTUREPOINT INC.  
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 OWNER'S 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 OWNER'S 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 OWNER'S REPRESENTATIVE.

11. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER'S 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 OWNER'S 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 OWNER'S 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.



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
10816 Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 919.853.7788

PODdesign.net



2550 Corporate Exchange Dr, Ste 300  
Columbus, Ohio, 43231  
p 614.901.2235  
f 614.901.2236  
www.structurepoint.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 12/29/15  
By JW/TF  
Scale

**Revisions**

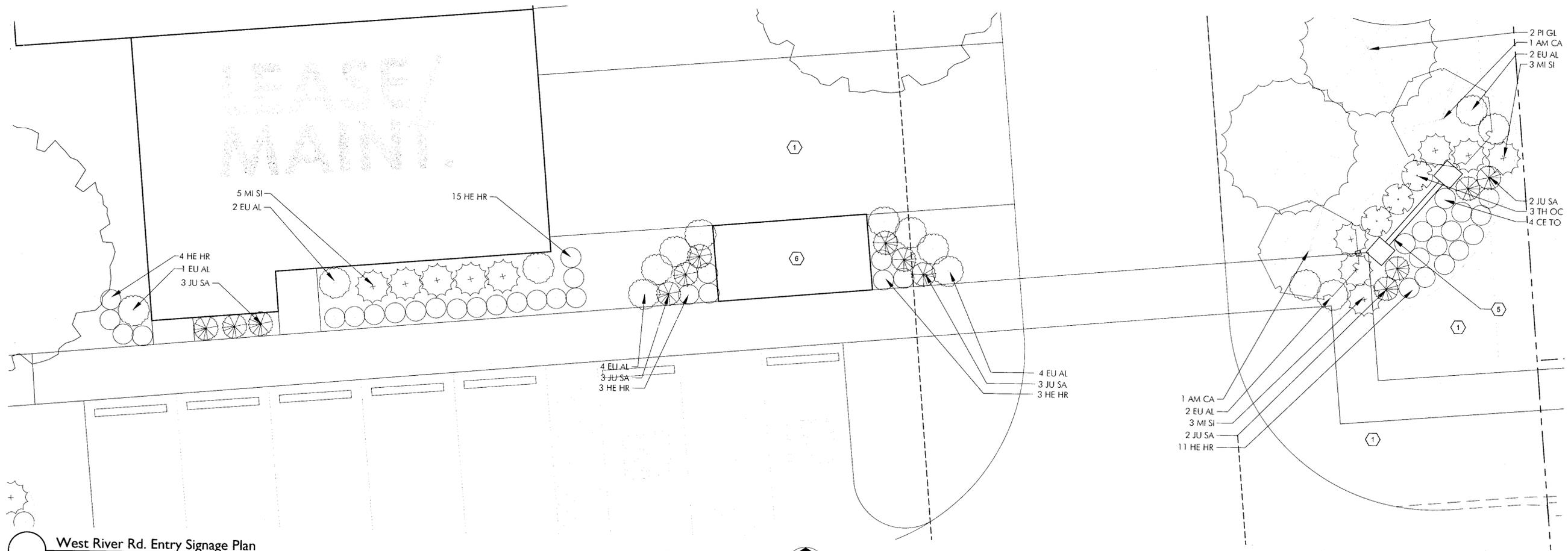
**Sheet Title**

**Overall Landscape Plan**

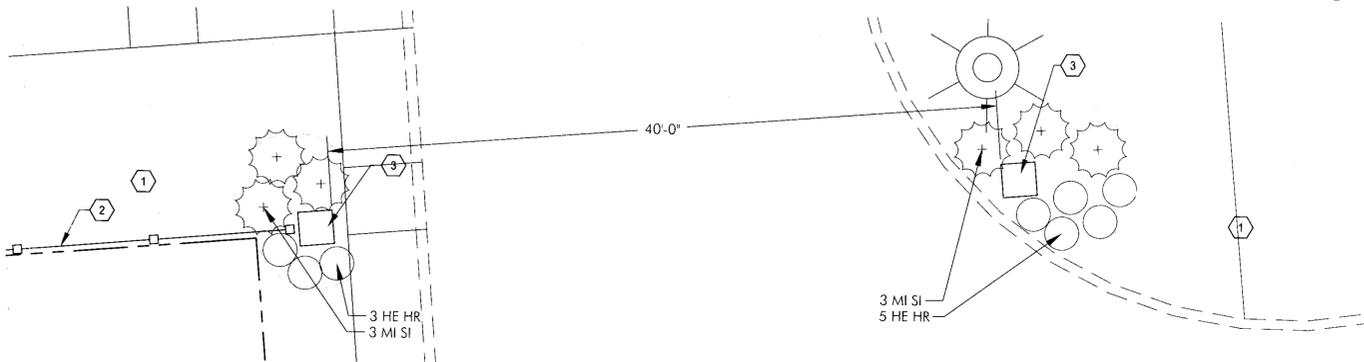
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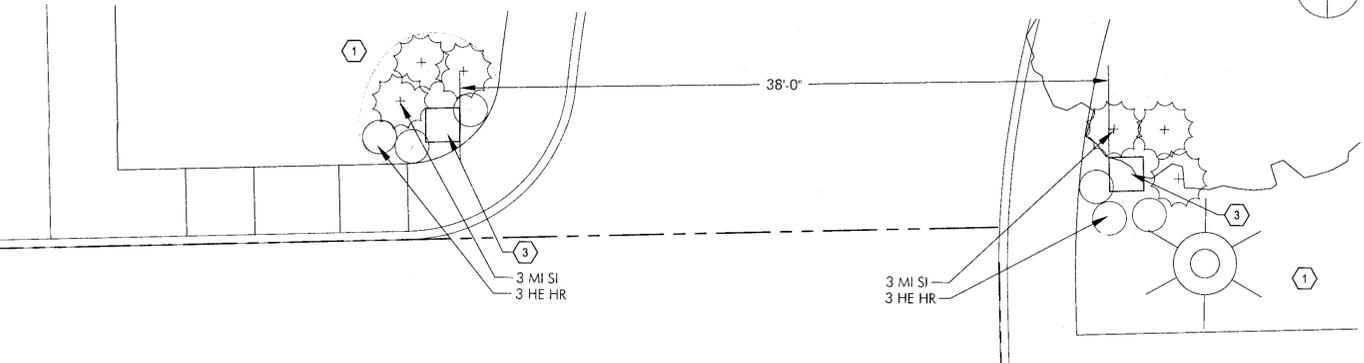




West River Rd. Entry Signage Plan  
1"=5'



Lakeview Dr. East Entry Plan  
1"=5'



Lakeview Dr. West Entry Plan  
1"=5'

PLANT LIST

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AC RU	<i>Acer rubrum</i> 'Franksred'	Red Sunset Red Maple	2.5" cal.	B&B	
AM CA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' hgt.	B&B	Multi-stem
LI TU	<i>Liriodendron tulipifera</i>	Tuliptree	2.5" cal.	B&B	
PY CA	<i>Pyrus callerana</i> 'Cleveland Select'	Cleveland Select Pear	2.5" cal.	B&B	
QU RU	<i>Quercus rubra</i>	Red Oak	2.5" cal.	B&B	
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MI SI	<i>Miscanthus sinensis</i>	Maiden Grass	2 gal.	Cont.	

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

CODED NOTES

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

POD design

**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

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Scale

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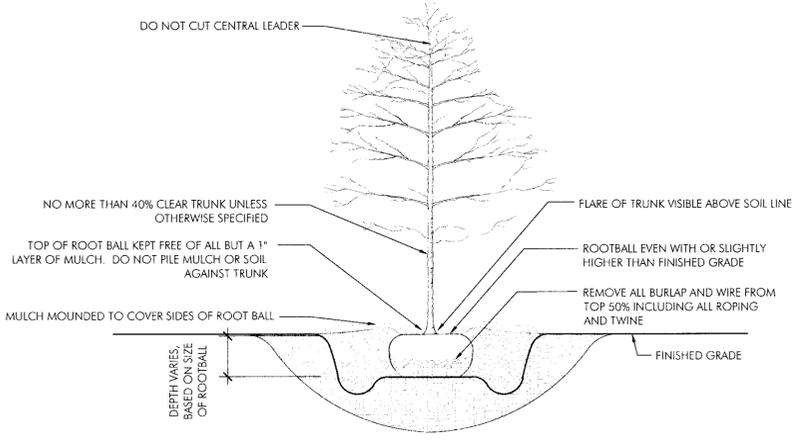
**Enlargements**

Sheet #

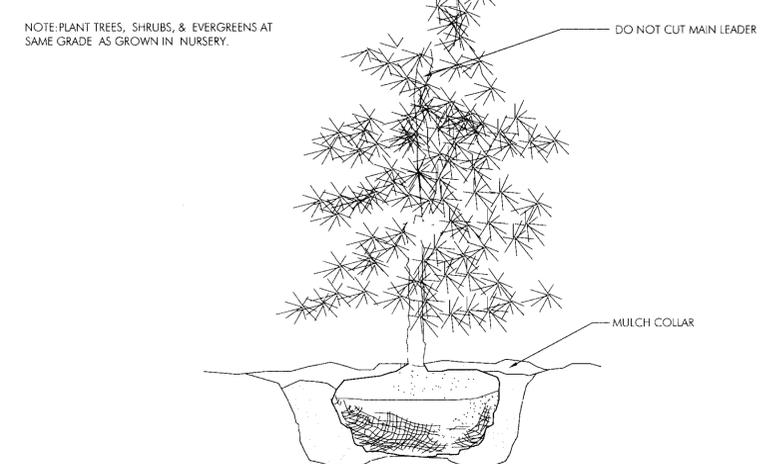
**L1.1**



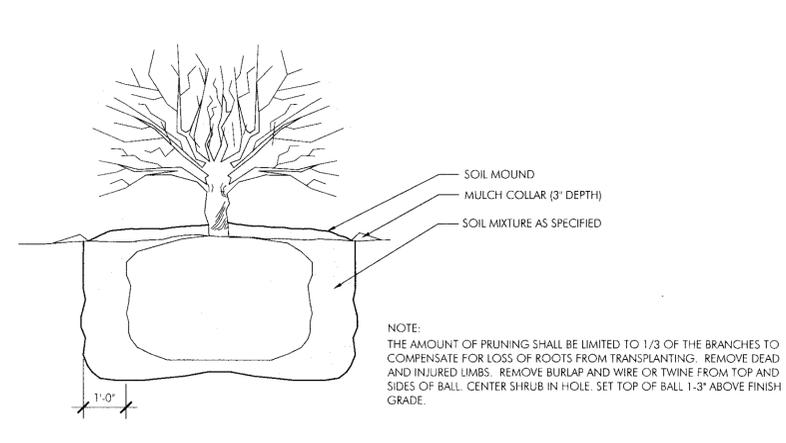




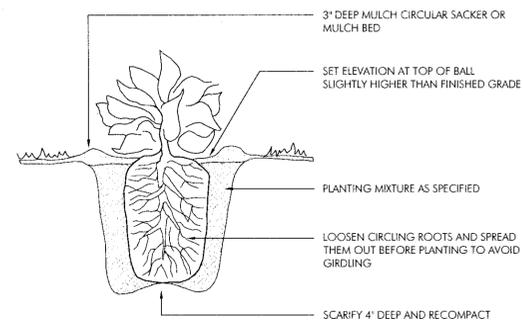
**1 Tree Planting**  
N.T.S.



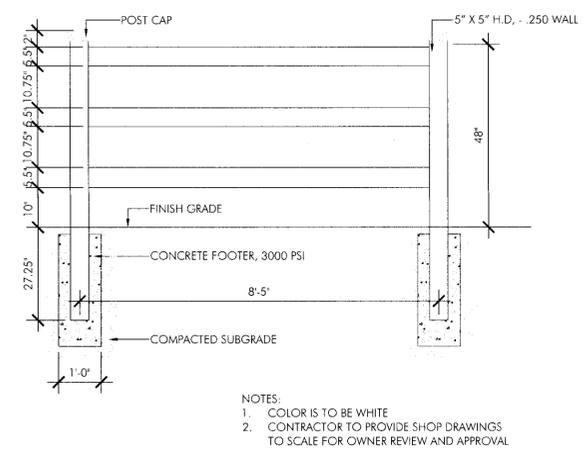
**2 Evergreen Planting**  
N.T.S.



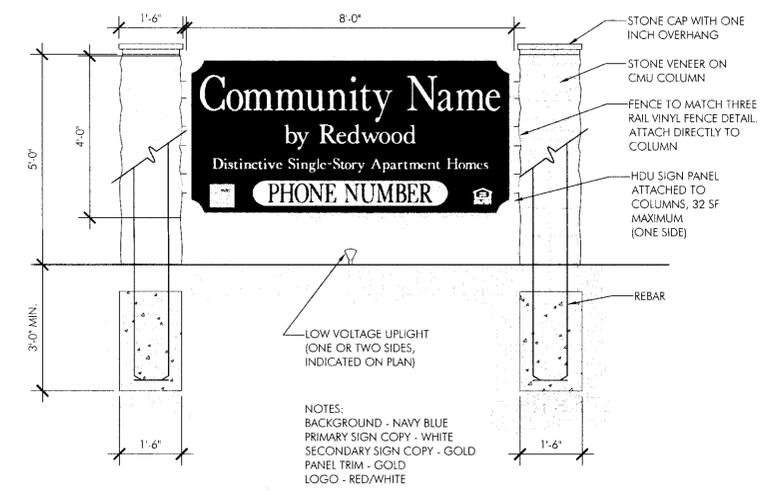
**3 Shrub Planting**  
N.T.S.



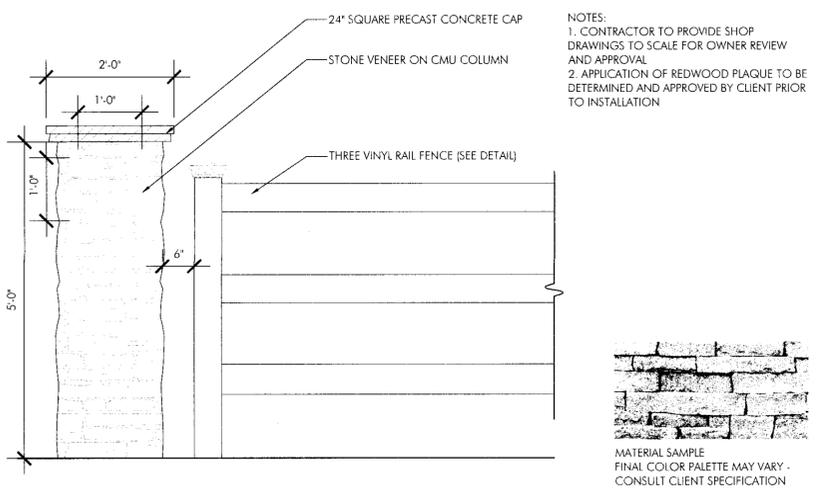
**4 Perennial Planting**  
N.T.S.



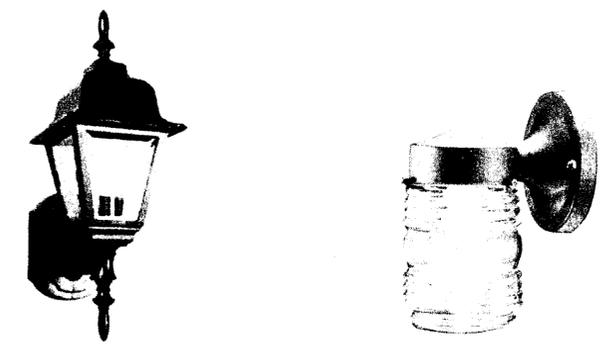
**5 Three Rail Vinyl Fence**  
1/2"=1'-0"



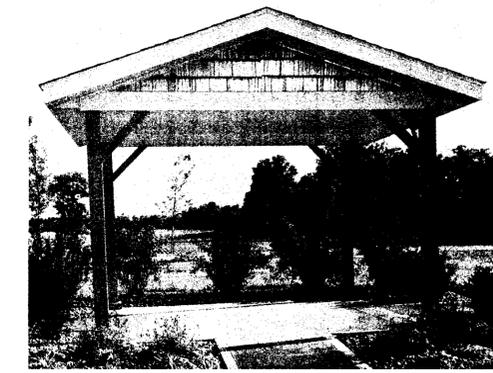
**6 Development Entry Sign and Columns (One-Sided)**  
1/2"=1'-0"



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



**8 Typical Unit Light Fixtures**  
N.T.S.



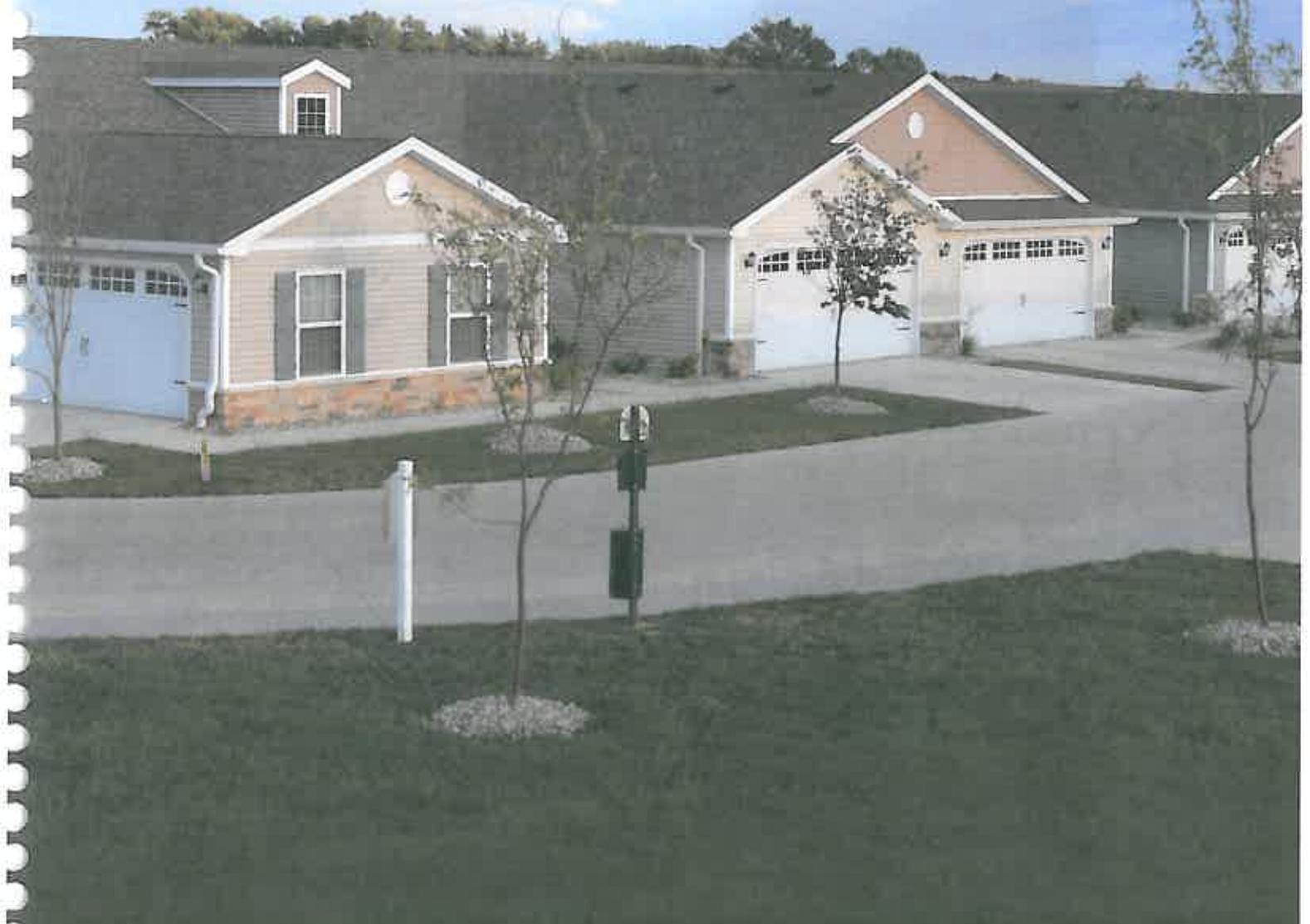
**9 Typical Gazebo**  
N.T.S.

RECEIVED

DEC 29 2015

GC PLANNING COMMISSION

# Ashwood Glen



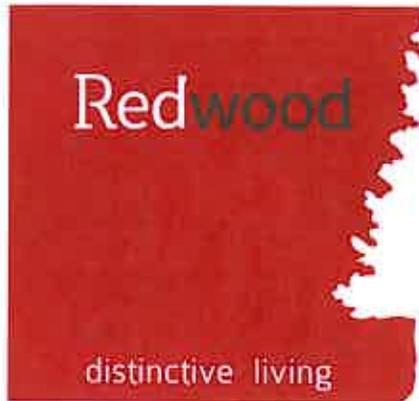
Redwood

distinctive living.

## Revised Development Plan Submittal

Grove City, Ohio  
December 29, 2015

## Developer



Jim Frey  
Senior Vice President

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

## Design Team



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



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



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

## **Table of Contents**

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Architectural Features	<b>15</b>
Plan Exhibits	<b>19</b>
• <i>Illustrative Development Plan</i>	
• <i>Development Plans</i>	
• <i>Landscape Plans</i>	
• <i>Building Elevations</i>	
• <i>OEPA Water Quality Memo</i>	
• <i>Letter of Support for proposed development by the HOA</i>	

## 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.

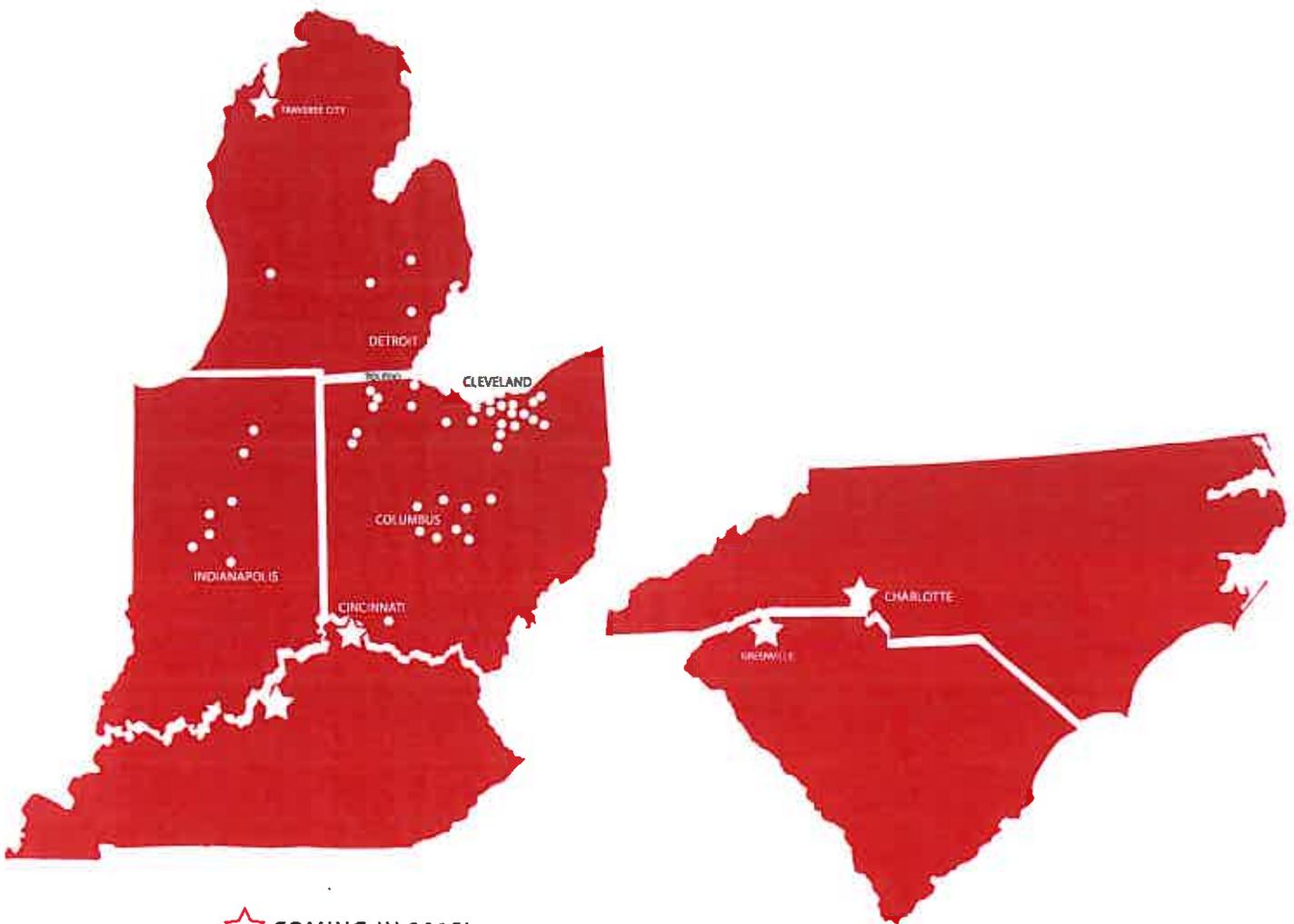
We invite you to learn more about Redwood Living by visiting [www.byRedwood.com](http://www.byRedwood.com), and watching our YouTube channel; [youtube.com/RedwoodLivingTV](http://youtube.com/RedwoodLivingTV).



# 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



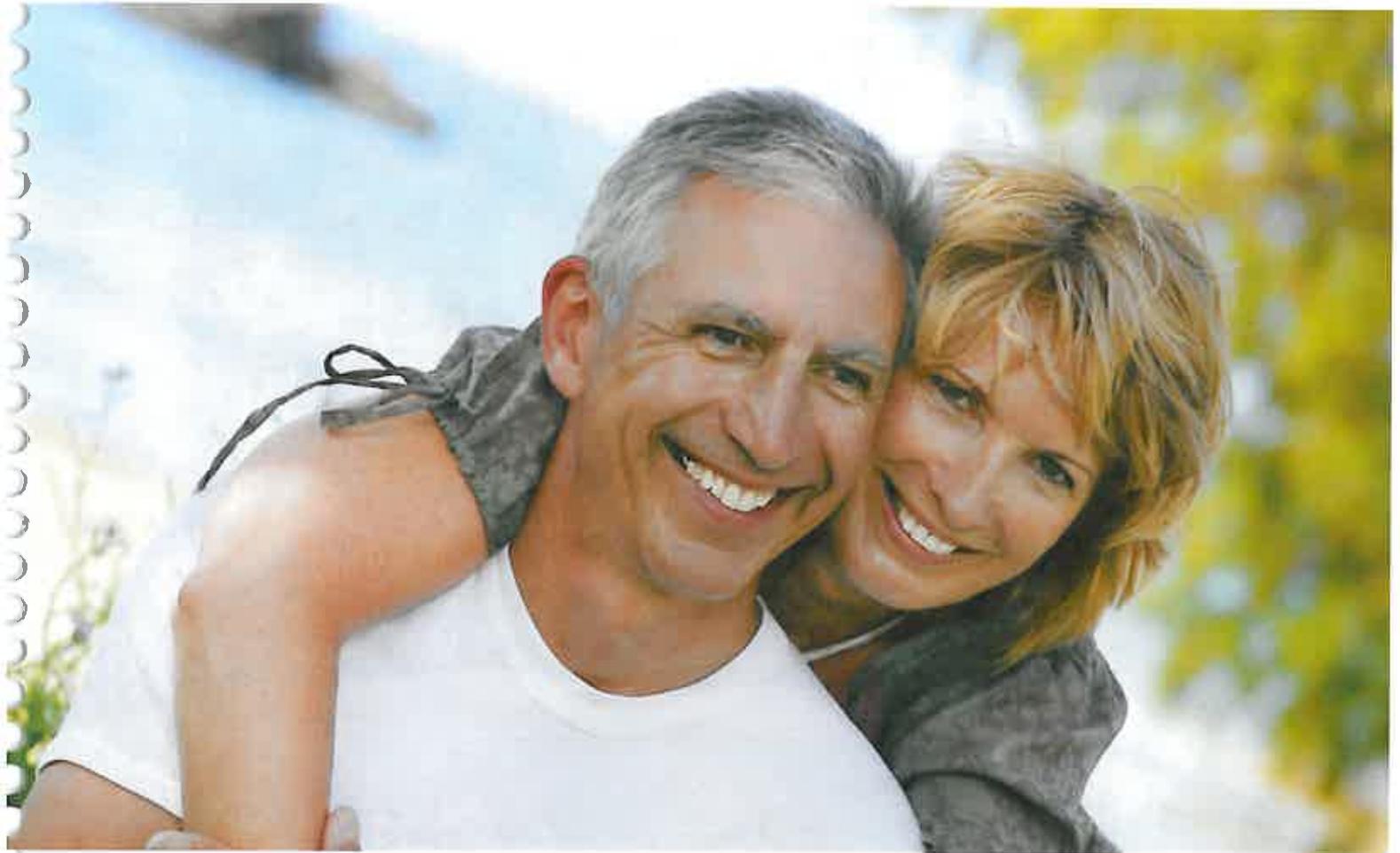
## Redwood Community Interiors

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

APPLICANT/AGENT		
NAME OF APPLICANT <u>James Frey - Redwood Acquisitions, Inc.</u>		
MAILING ADDRESS <u>23775 Commerce Park, Suite 7, Beachwood, OH 44122</u>		
DAYTIME TELEPHONE <u>614 206-1123</u>	FAX NUMBER <u>616 360-9443</u>	E-MAIL <u>JFREY@byRedwood.com</u>
DESIGNATED CONTACT PERSON <u>Jim Frey</u>		DAYTIME TELEPHONE <u>614 206-1123</u>

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 [Signature] Date 5/29/15

Signature of Owner [Signature] Date \_\_\_\_\_

FOR OFFICE USE ONLY	
DATE RECEIVED _____	PAYMENT RECEIVED _____
DATE SCHEDULED FOR PC _____	
PROJECT ID # _____	

CHECK #
INCLUDED
NO
CTION
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 screening, masonry, or privacy fencing (Chap 1136.08)
14 Indicate all landscaped areas and square footage of landscaped areas
15 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	_____

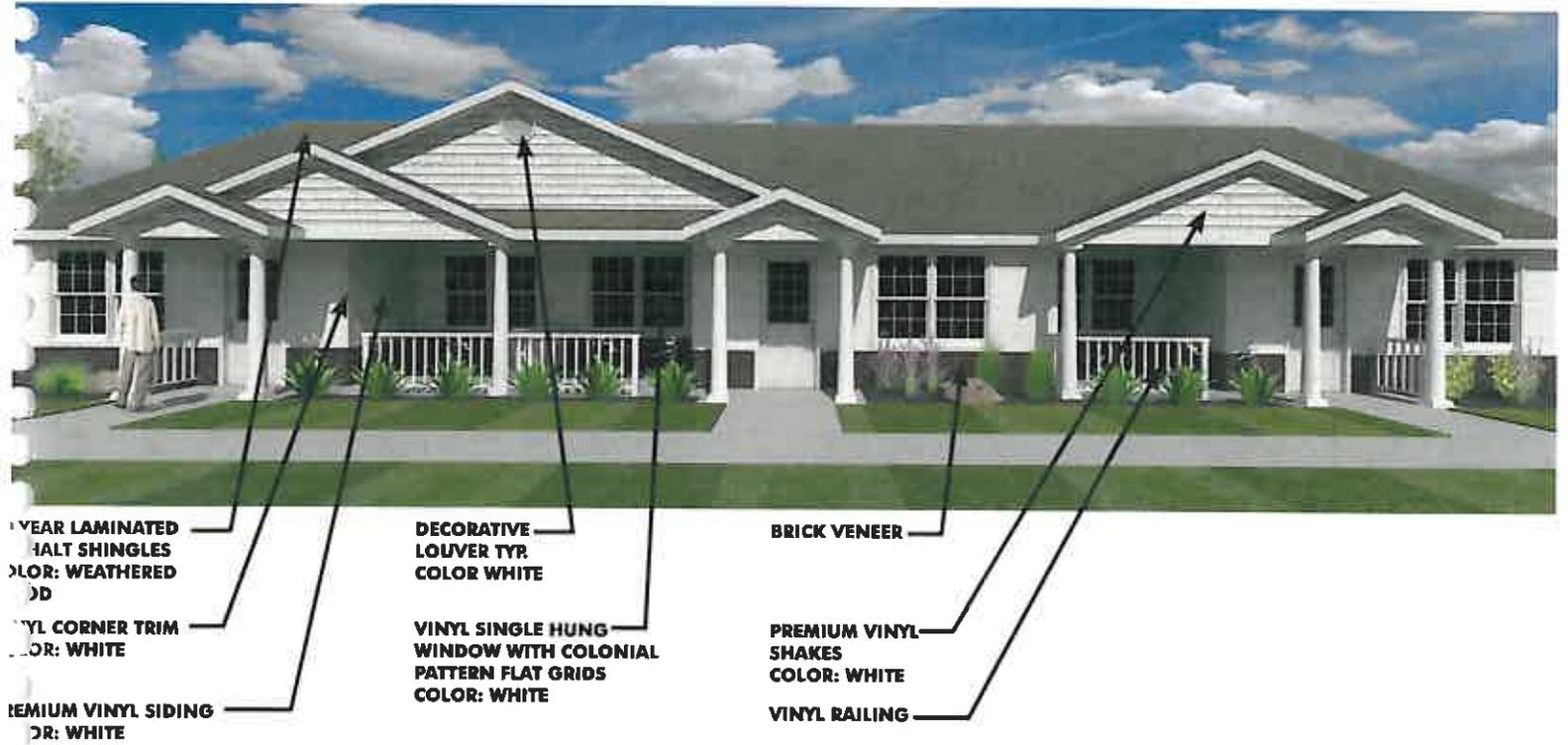
\_\_\_ 35. Compliance with \_\_\_\_\_ applicable, Chapter 1138 of the

\_\_\_ 36. \_\_\_\_\_  
\_\_\_\_\_ of the ENTIRE site plan.

**See Original Copy Filed with Grove City**



## Architectural Features



## Architectural Features



PREMIUM VINYL SHAKES  
COLOR: WHITE

DECORATIVE LOUVER  
TYP. COLOR WHITE

VINYL CORNER TRIM  
COLOR: WHITE

BRICK VENEER

VINYL RAILING

RAISED PANEL PAN STEEL  
OVERHEAD GARAGE DOOR  
COLOR: WHITE

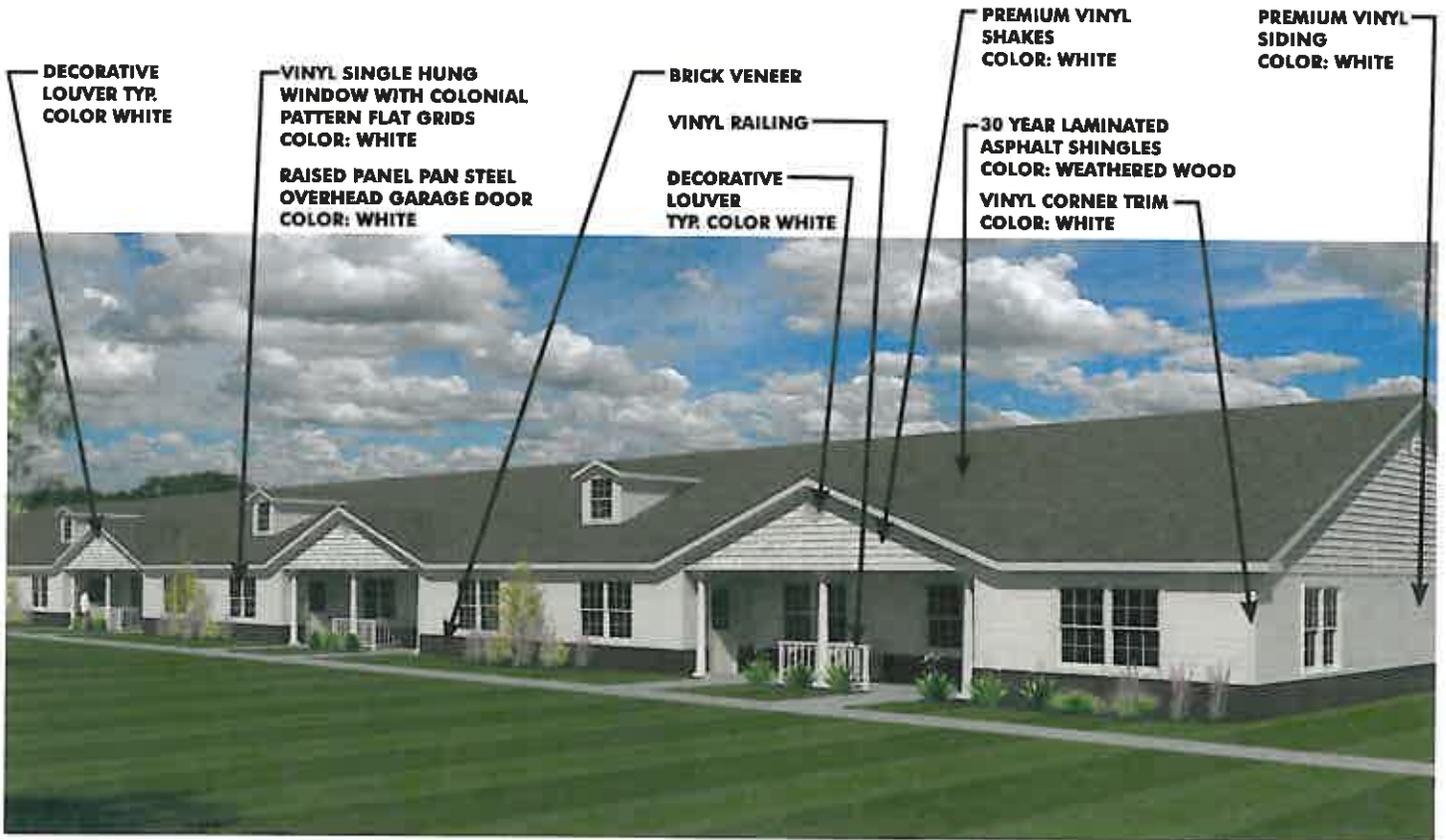
30 YEAR LAMINATED  
ASPHALT SHINGLES  
COLOR: WEATHERED WOOD

PREMIUM VINYL SIDING  
COLOR: WHITE

VINYL SINGLE HUNG WINDOW WITH COLONIAL  
PATTERN FLAT GRIDS  
COLOR: WHITE



## Architectural Features



## Architectural Features

### Exterior Finishes and Colors

*Siding/Trim/Window Color: White*

*Front Door Color: (SW 7566) Westhighland White*

*Adrian Brick Color Burgundy  
By Glen Gery Brick*



*Roof Color  
Weathered Wood*



*Alternate Roof Color  
Rustic Black*



## **Plan Exhibits**

- *Illustrative Development Plan*
- *Development Plans*
- *Landscape Plans*
- *Building Elevations*
- *OEPA Water Quality Memo*
- *Letter of Support for proposed development by the HOA*





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## M E M O R A N D U M

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**DATE:** June 1, 2015  
**TO:** Mr. Kyle Rauch  
**FROM:** Oliver Damschroder  
**RE:** Redwood - Scioto Meadows Utility Plan  
**CC:** Grove City Planning Commission

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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 or 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.

A handwritten signature in blue ink, appearing to read 'O. Damschroder', written in a cursive style.

Oliver Damschroder, LEED AP  
Design Manager



September 24, 2015

Grove City Development Department  
Grove City, OH

RE: Redwood Project

To Whom It May Concern:

The Board of Directors of The Village at Scioto Meadows Condominium Association met with James Frey of Redwood Development to work out the terms of an agreement of various issues. We are in support of the Redwood project per the attached Agreement.

If you have any questions, or need further information, please contact us at [condoboard@thevillageatsciotomeadows.com](mailto:condoboard@thevillageatsciotomeadows.com)

A handwritten signature in cursive script that reads "Karen L. Karn".

Karen L. Karn, President - Board of Directors  
The Village at Scioto Meadows Condo Association