

**WOODSIDE**  
**at**  
**HOLTON RUN**

14.5± ACRES

DEMOREST and EDGARTON DRIVES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

Homewood Corporation  
2700 E. Dublin Granville Road  
Columbus, OH 43231

**DEVELOPMENT**  
**STANDARDS**  
**TEXT**

June 27, 2016

## I. INTRODUCTION

Homewood Corporation is submitting this Development Plan application for 14.5± acres within the Holton Run subdivision to include a maximum of 56 ranch style condominium homes and a community clubhouse. The project is located off of Demorest Drive, a collector road that begins at Harrisburg Pike and continues to the southeast property line, and includes connections to the property to the east and to Haughn Road. The extension of Demorest Drive will also extend bike paths to Fryer Park in the future.

The property was originally zoned as part of a larger 82.6 acre rezoning from SF-1 to PUD-R in 2003 (Ordinance C-51-03). The larger development includes single-family homes and the 14.5 acre condominium land that is the subject of these development standards. The condominium area is currently zoned for 6 units per acre for a total of 84 units.

## II. DEVELOPMENT STANDARDS

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.

### Architectural Standards:

1. All condominium homes shall have either a one or two car attached garage.
2. Building height shall not exceed 35'.
3. Screening of adjacent properties along the perimeter may utilize fencing which shall be provided at the time of Development Plan.
4. A typical landscape plan for the condominiums shall be provided at the time of Development Plan.
5. Each individual condominium home shall have a post lamp at the front walk.
6. A community mailbox shall be located near the Clubhouse and will be accessible by sidewalks. Parking areas shall be provided in close proximity to the mailbox.
7. All units shall be single story living with a minimum size of 1,200 square feet.
8. Minimum exterior materials shall include but not be limited to:
  - a. 25 year asphalt shingles. Metal accent roofing is allowed.
  - b. Minimum .040" vinyl, wood/engineered wood or fiber cement products. Styles to include lap, board and batten or shake siding

- c. Gutters: aluminum
- d. Trim material of vinyl, aluminum, wood/engineered wood or fiber cement products
- e. Entry Door: Therma Tru steel or fiberglass Builder Series or equal
- f. Windows: Wood, vinyl clad or vinyl single hung, double hung or casement windows. Fixed accent windows are permitted
- g. Garage Doors: Steel insulated or uninsulated
- h. Soffit and Fascia: Vinyl/aluminum, wood/engineered wood or fiber cement products.

Sidewalks shall be provided internal to the community on one side of the street with accessible ramps at appropriate street crossings to facilitate pedestrian access within the community, to the Community Building and to the public sidewalks and path on the perimeter.

All attempts will be made to preserve existing trees and vegetation along the shared property edge unless impacted by grading, drainage and extension of utilities as required. A wooded area of approximately 3.1 acres located in the northeast quadrant of the site shall be maintained as a tree preservation area. This area will be offered to the City of Grove City for ownership.

A condominium association will be formed for the neighborhood. The Association's responsibilities will include the maintenance the building exteriors, private road, entrance features, landscaping and the maintenance and care of reserves as set forth on the Development Plan.

Swimming pools, sheds and antennas are prohibited, however, satellite dishes under 24" in diameter are permitted.

The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.

### III. OFFSITE IMPROVEMENTS

Demorest Drive will be extended along the frontage of the property, including associated bike path. Storm sewers will be extended to the community retention basin located to the south. Sanitary sewer will be extended to the south and connect into the Claybrooke Crossing subdivision.



Engineers, Surveyors, Planners, Scientists

**Utility Feasibility Summary**  
**Woodside at Holton Run**  
City of Grove City, Franklin County  
06/27/16

The following is a summary of the proposed utilities:

Sanitary Sewer

Proposed sanitary sewer will serve all proposed buildings including the clubhouse. The proposed sanitary sewer is anticipated to connect to the existing 8" sanitary sewer to the southeast within the Claybrooke Crossing subdivision

Water

A 12" public waterline will be extended down the south side of the proposed Demorest Road extension along the Holton Run Condo frontage. A private water system is proposed to serve all buildings including the clubhouse. The private water system will tap into the existing 12" water main located along the south side of Edgarton Drive on the North side of the site and pass through a master meter for the site.

Storm Water

The proposed site is tributary to the existing basin located to the southeast that was constructed with the Holton Run Phase 1 subdivision. The existing basin will provide for stormwater detention and water quality for the site. Proposed storm sewer will be extended throughout the site and will route the stormwater to the existing basin.

Private Utilities

Electrical service is available from American Electric Power, communications services are available from AT&T, and natural gas service is available from Columbia Gas of Ohio. They will be extended to the site from existing nearby locations.

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