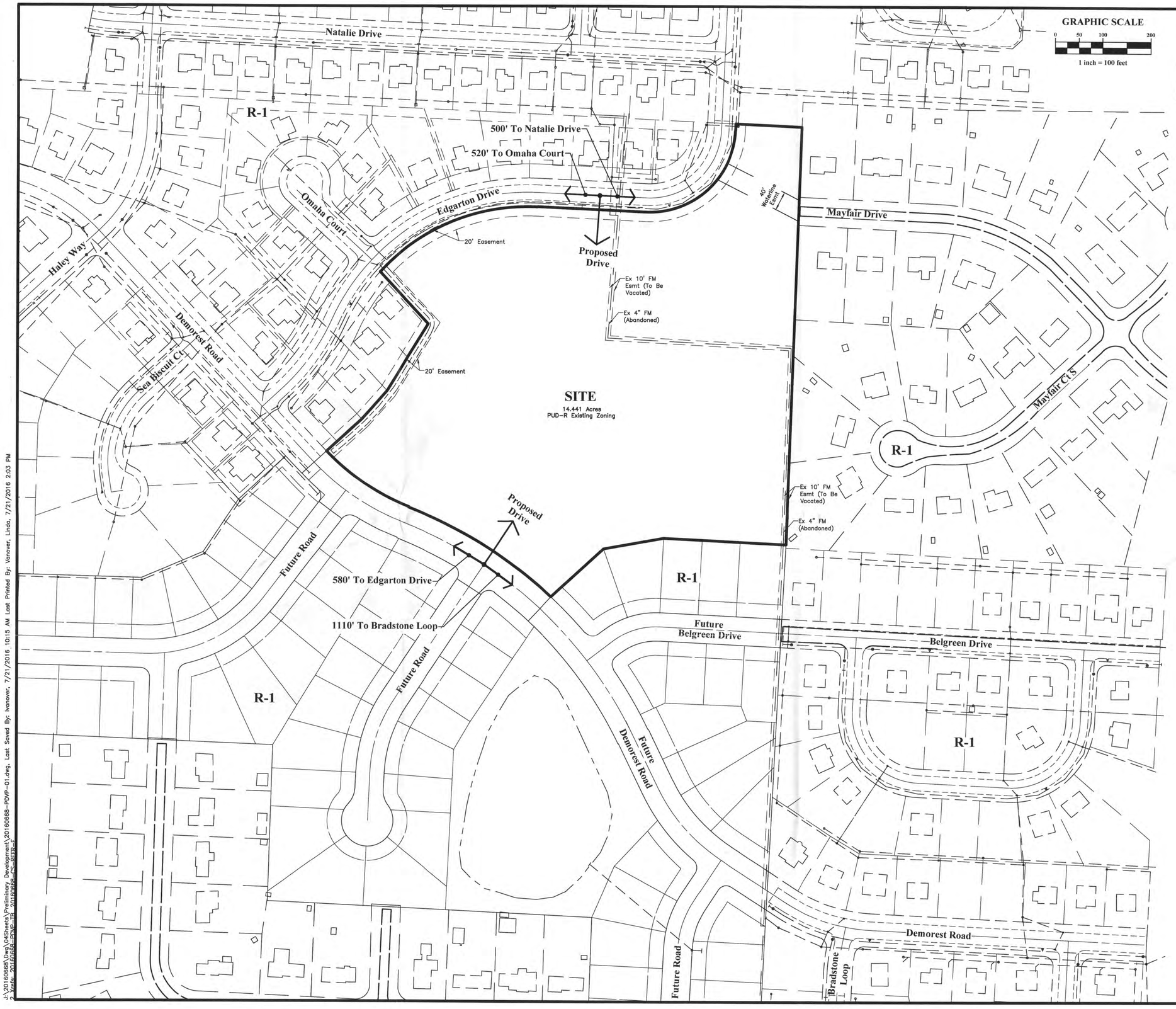

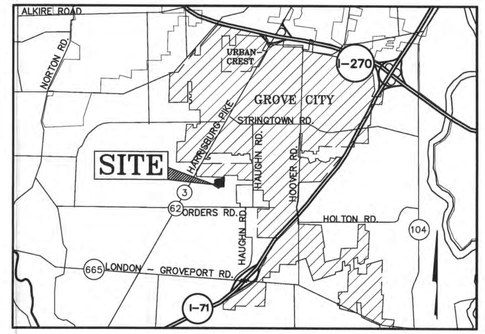

LOCATION MAP
Not to Scale

REVISIONS

MARK	DATE	DESCRIPTION

HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
WOODSIDE AT HOLTON RUN
AREA PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
Full Size: 1" = 100'
Half Size: 1" = 200'

JOB NO.
20160668

SHEET
1/8

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

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2 Xrefs: 20160668-PDVP-TB, 20160668-CS-REFR-F

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

SITE DATA

PROPOSED ZONING PUD-R	629,050 SQ FT
GROSS AREA	±14.4 AC
PROPOSED R/W AREA (DEMOREST ROAD)	± 0.98 AC
NUMBER OF BUILDINGS	57
56 (DETACHED)	56 UNITS
1 CLUBHOUSE	1 UNIT
GROSS DENSITY	±3.88 DU/AC
LOT COVERAGE (BUILDING FOOTPRINT INCLUDING PORCH & PATIO PLUS ESTIMATE OF 5,000 SF FOR CLUBHOUSE)	23%

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

REVISIONS

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HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

WOODSIDE AT HOLTON RUN

SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
20160668

SHEET
2/8

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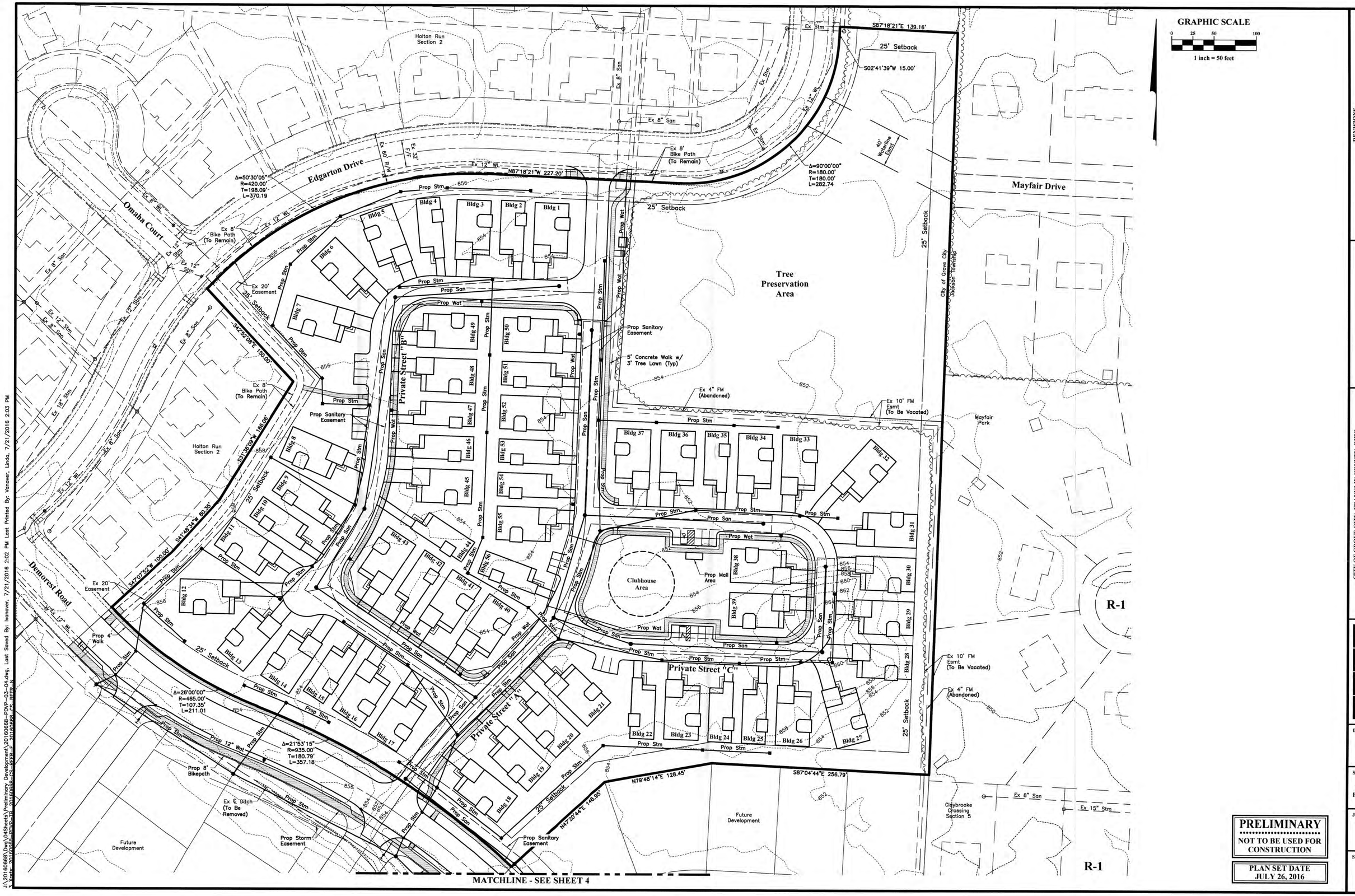

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

REVISIONS

MARK	DATE	DESCRIPTION

HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
WOODSIDE AT HOLTON RUN
UTILITY PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
20160668

SHEET
3/8

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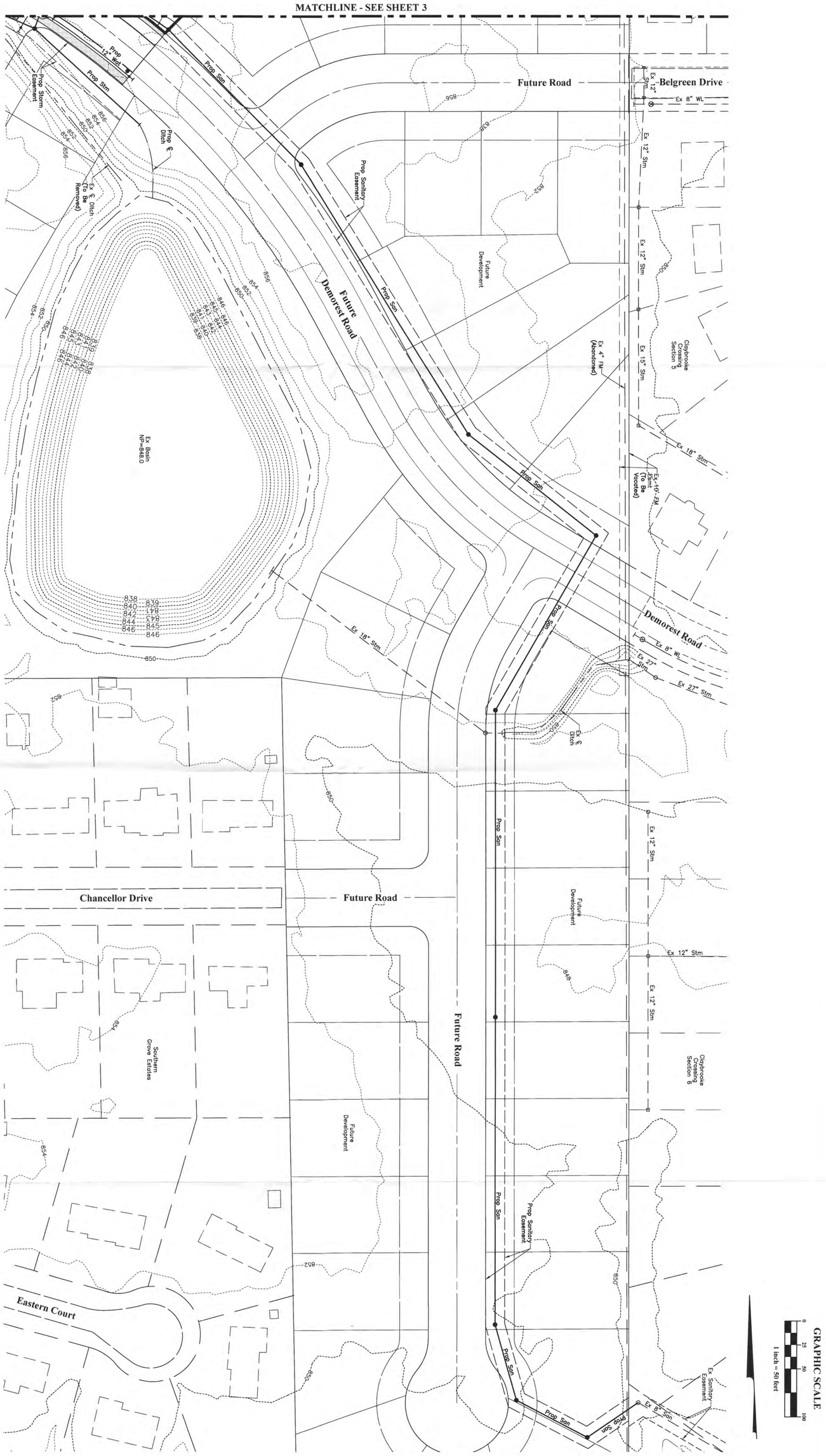
3 Xrefs: 20160668-PDVP-TB, 20160668-CS-REFR-E, 20160668-CS-REFR-N



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

SHEET	JOB NO.	SCALE	DATE
4/8	20160668	Full Size: 1" = 50' Half Size: 1" = 100'	JULY 26, 2016

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Engineers • Surveyors • Planners • Scientists
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
WOODSIDE AT HOLTON RUN
UTILITY PLAN

HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

REVISIONS

MARK	DATE	DESCRIPTION

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

OPEN SPACE PROVIDED

TREE PRESERVATION AREA	± 3.10 Ac.
CLUBHOUSE AREA	± 0.34 Ac.
TOTAL OPEN SPACE PROVIDED	±3.44 Ac.

LEGEND

- OPEN SPACE
- COMMON OPEN SPACE (NOT INCLUDED IN OPEN SPACE PROVIDED)
- PROPOSED 5' SIDEWALK
- EXISTING 5' SIDEWALK
- EXISTING 8' BIKE PATH

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

REVISIONS

MARK	DATE	DESCRIPTION

HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

WOODSIDE AT HOLTON RUN
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN

EMH&T
Engineers, Architects, Surveyors, Planners
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
20160668

SHEET
5/8

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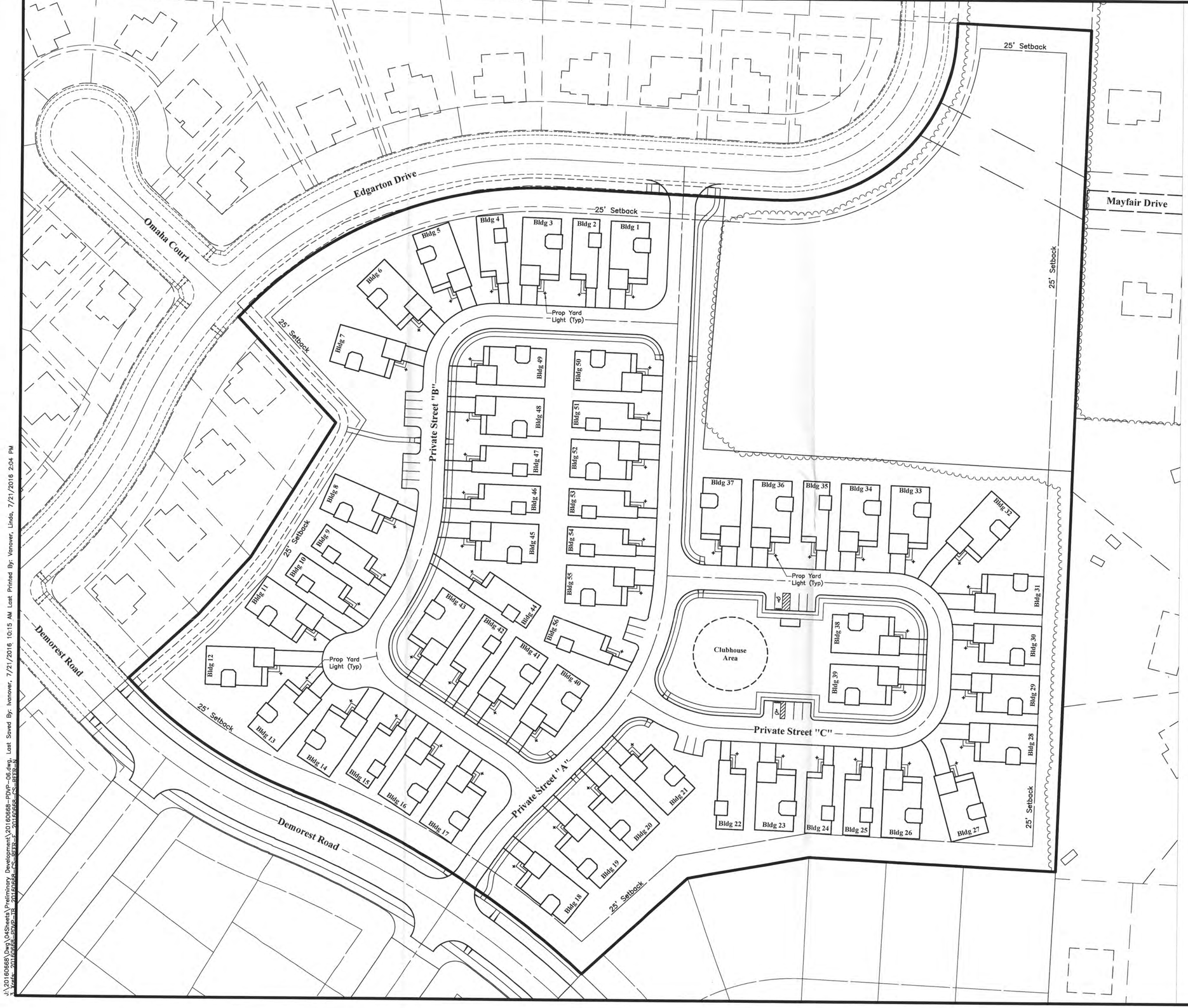
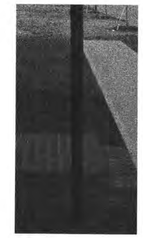


GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

24" Height by 9" Width
Takes 3-60Watt Candelabra lamps



Lamp post is 7Foot Tall
Suggested Burial Depth 18"

Finish: Black

Yard Light Fixture
No Scale

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

REVISIONS

MARK	DATE	DESCRIPTION

HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
WOODSIDE AT HOLTON RUN
LIGHTING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
20160668

SHEET
6/8

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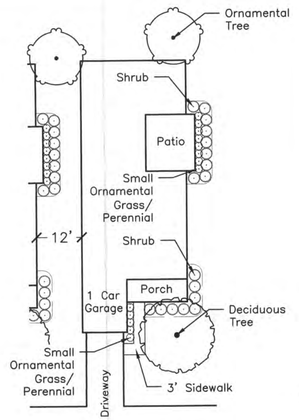
PLANT LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- STREET TREE

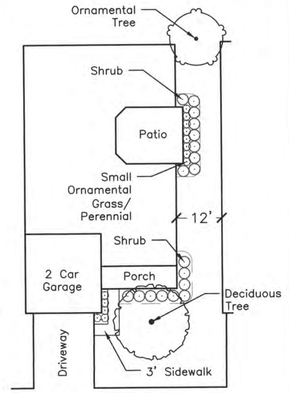
GRAPHIC SCALE

0 25 50 100

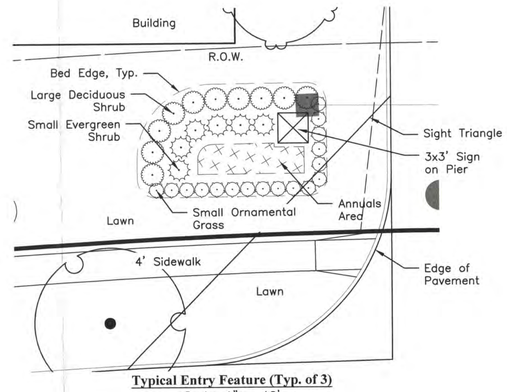
1 inch = 50 feet



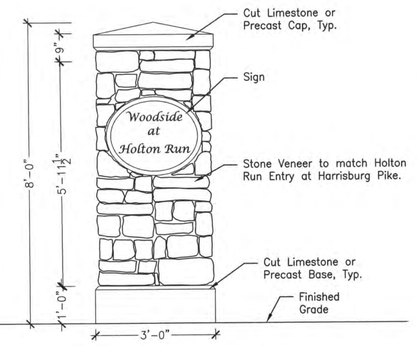
Typical Unit A Landscape
Scale: 1" = 20'



Typical Unit B Landscape
Scale: 1" = 20'



Typical Entry Feature (Typ. of 3)
Scale: 1" = 10'



Entry Sign on Pier (Typ. of 3)
Scale: 1" = 2'

PRELIMINARY
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PLAN SET DATE
JULY 26, 2016

REVISIONS

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HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

WOODSIDE AT HOLTON RUN

LANDSCAPE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
20160668

SHEET
7/8

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Xrefs: 20160668-PDVP-TR 20160668-CS-REFR-F 20160668-CS-REFR-N

Tree Survey				
Tree Number	Size	Species	Condition	Note
1	5	Japanese Maple	Good	
2	4	Colorado Spruce	Good	Off Property
3	3	Black Walnut	Good	
4	4	Silver Maple	Good	
5	4	Colorado Spruce	Fair	Off Property
6	4	Sugar Maple	Good	Off Property
7	3	American Elm	Good	
8	14	Shagbark Hickory	Good	
9	3	American Elm	Good	Off Property
10	3	Red Oak	Good	
11	3	Eastern White Pine	Good	
12	3	Pignut Hickory	Good	
13	4	Pignut Hickory	Good	
14	5	Green Ash	Poor	Off Property
1256	7	Pignut Hickory	Good	
1257	8	Green Ash	Dead	Off Property
1258	16	Pin Oak	Good	Off Property
1259	17	Pin Oak	Good	Off Property
1260	11	Pin Oak	Good	Off Property
1261	9	American Elm	Good	
1262	18	Shagbark Hickory	Good	
1263	9	American Elm	Good	Off Property
1264	7	Red Oak	Good	
1265	6	Black Walnut	Good	
1266	7	Colorado Spruce	Good	
1267	6	Colorado Spruce	Good	
1268	10	Black Walnut	Good	
1269	9	Silver Maple	Good	
1270	36	Osage Orange	Poor	Off Property
1271	18	Pin Oak	Good	
1272	11	Silver Maple	Good	
1273	14	Osage Orange	Fair	Off Property
1274	14	Eastern White Pine	Good	Off Property
1275	16	Eastern White Pine	Good	Off Property
1276	12	Eastern White Pine	Good	Off Property
1277	18	Eastern White Pine	Good	
1278	9	Colorado Spruce	Good	Off Property
1279	8	Colorado Spruce	Fair	
1280	8	Colorado Spruce	Good	Off Property
1281	12+16	Osage Orange	Good	Off Property
1282	10	Hackberry	Good	Off Property
1283	9	Eastern Cottonwood	Good	
10007	45	Swamp White Oak	Good	
10011	30			Tree Preservation Area
10013	20		Dead	Tree Preservation Area
10014	20			Tree Preservation Area
10015	10			Tree Preservation Area
10016	6			Tree Preservation Area
10018	20			Tree Preservation Area
10019	18			Tree Preservation Area
10020	6			Tree Preservation Area
10021	6			Tree Preservation Area
10023	6			Tree Preservation Area
10024	7			Tree Preservation Area
10025	7			Tree Preservation Area
10026	9			Tree Preservation Area
10028	6			Tree Preservation Area
10029	10			Tree Preservation Area
10030	8			Tree Preservation Area
10031	8			Tree Preservation Area
10032	10			Tree Preservation Area
10033	10			Tree Preservation Area
10034	10			Tree Preservation Area
10035	20		Dead	Tree Preservation Area
10036	20			Tree Preservation Area
10037	20			Tree Preservation Area
10039	6			Tree Preservation Area
10040	6			Tree Preservation Area
10041	8			Tree Preservation Area
10042	6			Tree Preservation Area
10043	6			Tree Preservation Area
10044	8			Tree Preservation Area
10047	30			Tree Preservation Area
10048	6			Tree Preservation Area
10049	40			Tree Preservation Area
10051	7			Tree Preservation Area
10052	19			Tree Preservation Area
10062	8			Tree Preservation Area
10063	8			Tree Preservation Area
10064	12			Tree Preservation Area
10067	9			Tree Preservation Area
10070	18			Tree Preservation Area
10071	18			Tree Preservation Area
10072	6			Tree Preservation Area
10073	6			Tree Preservation Area
10074	6			Tree Preservation Area
10075	20			Tree Preservation Area
10079	8			Tree Preservation Area
10081	12			Tree Preservation Area
10082	10			Tree Preservation Area
10083	10			Tree Preservation Area
10084	8			Tree Preservation Area
10087	20			Tree Preservation Area
10088	36			Tree Preservation Area
10089	10			Tree Preservation Area
10090	30			Tree Preservation Area
10092	8			Tree Preservation Area
10095	8	Green Ash	Good	
10097	32			Off Property

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JULY 26, 2016

REVISIONS

MARK	DATE	DESCRIPTION

HOMEWOOD CORPORATION
2700 E. Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

WOODSIDE AT HOLTON RUN

EXISTING TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JULY 26, 2016

SCALE
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Half Size: 1" = 100'

JOB NO.
20160668

SHEET
8/8

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7/27/2016 9:54 AM
3 Xrefs: 20160668-PDVP-TB, 20160668-CS-REFR-E, 20160668-CS-REFR-N

SITE DATA

PROPOSED ZONING PUD-R	629,050 SQ FT
GROSS AREA	±14.4 AC
PROPOSED R/W AREA (DEMOREST ROAD)	± 0.98 AC
NUMBER OF BUILDINGS	57
56 (DETACHED)	56 UNITS
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LOT COVERAGE (BUILDING FOOTPRINT INCLUDING PORCH & PATIO PLUS ESTIMATE OF 5,000 SF FOR CLUBHOUSE)	23%

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1 inch = 50 feet

REVISIONS

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Columbus, Ohio 43231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

WOODSIDE AT HOLTON RUN

ILLUSTRATIVE SITE PLAN

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1/1