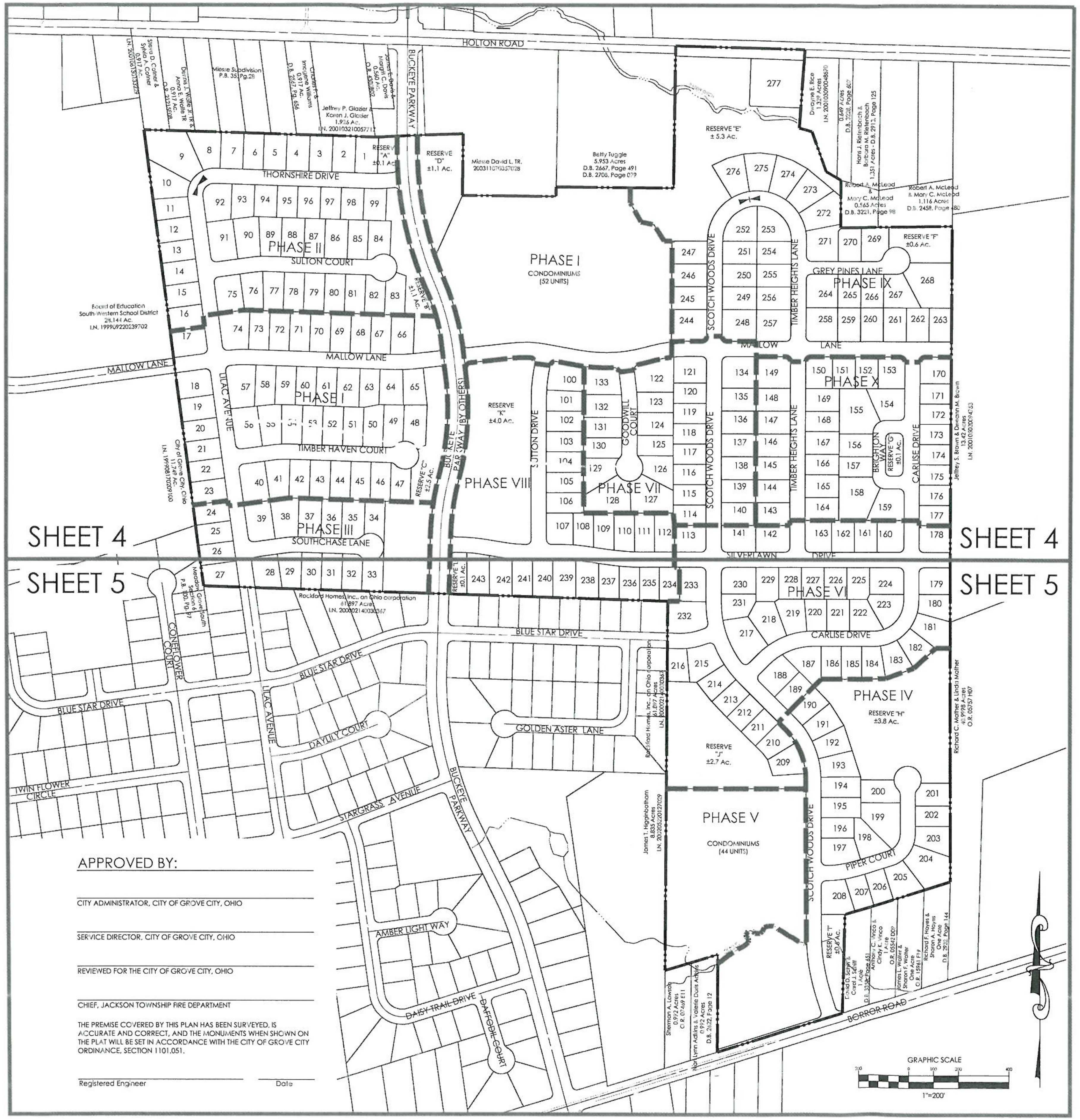


APPROVED BY:

CITY ADMINISTRATOR, CITY OF GROVE CITY, OHIO

SERVICE DIRECTOR, CITY OF GROVE CITY, OHIO

REVIEWED FOR THE CITY OF GROVE CITY, OHIO

CHIEF, JACKSON TOWNSHIP FIRE DEPARTMENT

THE PREMISE COVERED BY THIS PLAN HAS BEEN SURVEYED, IS ACCURATE AND CORRECT, AND THE MONUMENTS WHEN SHOWN ON THE PLAT WILL BE SET IN ACCORDANCE WITH THE CITY OF GROVE CITY ORDINANCE, SECTION 1101.051.

Registered Engineer — Date

OPEN SPACE:

	TOTAL	IN FLOOD PLAIN	QUALIFIED
RESERVE "A"	±0.1 AC	0.0 AC	±0.1 AC
RESERVE "B"	±1.1 AC	0.0 AC	±1.1 AC
RESERVE "C"	±2.5 AC	0.0 AC	±2.5 AC
RESERVE "D"	±1.1 AC	0.0 AC	±1.1 AC
RESERVE "E"	±5.3 AC	±1.9 AC	±3.4 AC
RESERVE "F"	±0.6 AC	0.0 AC	±0.6 AC
RESERVE "G"	±0.1 AC	0.0 AC	±0.1 AC
RESERVE "H"	±3.8 AC	0.0 AC	±3.8 AC
RESERVE "I"	±0.6 AC	±0.3 AC	±0.3 AC
RESERVE "J"	±2.7 AC	0.0 AC	±2.7 AC
RESERVE "K"	±4.0 AC	0.0 AC	±4.0 AC
RESERVE "L"	±0.1 AC	0.0 AC	±0.1 AC

OPEN SPACE FORMULAS:

SINGLE FAMILY = $\frac{277 \times 2.73}{1000 \times 20}$ = 15.11 ACRES

CONDOMINIUMS = $\frac{96 \times 2.29}{1000 \times 20}$ = 4.39 ACRES

OPEN SPACE REQUIRED:	20.0 ACRES±
QUALIFIED OPEN SPACE:	19.8 ACRES±
FLOODPLAIN/FLOODWAY:	2.2 ACRES±
TOTAL OPEN SPACE:	22.0 ACRES±

NOTES:

NOTE "A" ALL OF MEADOW GROVE ESTATES NORTH IS IN THE FLOOD HAZARD ZONE X, A, AND AE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C0331 G AND 39049C0333 G, EFFECTIVE DATE AUGUST 2, 1995.

NOTE "B" THE DEVELOPER RESERVES THE RIGHT TO BUILD THREE (3) MODEL HOMES UPON APPROVAL OF THE FINAL PLAT AND NOT THE ACCEPTANCE OF THE UTILITIES. NO OCCUPANCY WILL BE PERMITTED UNTIL THE UTILITY WORK IS COMPLETE FOR THE SECTION (OR PHASE THEREOF) IN WHICH THE MODEL HOME IS LOCATED AND A CERTIFICATE OF APPROPRIATENESS HAS BEEN ISSUED.

NOTE "C" DEVELOPER RESERVES THE RIGHT TO ALTER THE CONSTRUCTION SEQUENCE DUE TO MARKET CONDITIONS.

NOTE "D" THERE SHALL BE CONNECTIVITY OF ALL SIDEWALKS AND BIKE PATHS AS SHOWN ON THIS PLAN.

NOTE "E" ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE MEADOW GROVE ESTATES NORTH HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF PARK SPACE, OPEN SPACE AND RETENTION.
ALL OPEN SPACES, LANDSCAPE BUFFERS, RETENTION AREAS AND RESERVES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT A HOMEOWNER'S ASSOCIATION IS FORMULATED AND FULL MAINTENANCE RESPONSIBILITIES CAN BE TAKEN OVER.

NOTE "F" NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED. IF REQUIRED, A TEMPORARY T-TURNAROUND SHALL BE CONSTRUCTED AND MAINTAINED UNTIL SUCH TIME AS THE STREET IS EXTENDED. SAID TURNAROUND SHALL MEET THE DESIGN STANDARD OF THE FRANKLIN COUNTY ENGINEER AND/OR THE JACKSON TOWNSHIP FIRE DEPARTMENT.

NOTE "G" STORMWATER RETENTION SHALL BE IN ACCORDANCE WITH SECTION 1101.05(G).

NOTE "H" THE DEVELOPER SHALL DEDICATE 40' RIGHT-OF-WAY ALONG HOLTON ROAD & BORROR ROAD. THE DEVELOPER SHALL ALSO BE REQUIRED TO "THREE-LANE" A PORTION OF BORROR ROAD. SAID "THREE-LANING" SHALL INCLUDE FULL WIDTH OVERLAY WITH IMPROVED SHOULDERS.

NOTE "I" ALL OF BUCKEYE PARKWAY LOCATED WITHIN THIS DEVELOPMENT SHALL BE ENGINEERED AND CONSTRUCTED BY OTHERS.

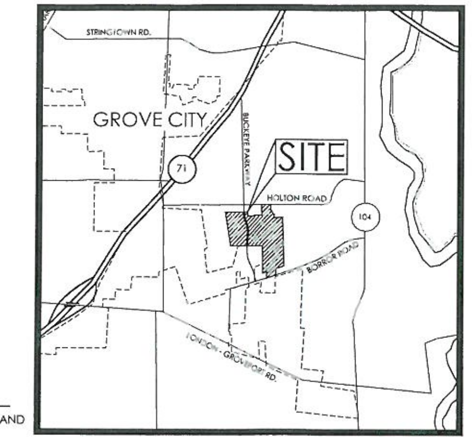
NOTE "J" THE FEMA DELINEATED ZONE "A" FLOODPLAIN BOUNDARY FOR GRANT RUN TRIBUTARY NO. 2 PASSES THROUGH LOTS 24-29 OF THE MEADOW GROVE ESTATES NORTH DEVELOPMENT. ZONE "A" BOUNDARIES ARE APPROXIMATE FLOODPLAIN BOUNDARIES WITHOUT BASE FLOOD ELEVATIONS AND ARE GENERALLY BASED ON SOIL TYPES, AERIAL PHOTOS, AND TOPOGRAPHY. ZONE "A" BOUNDARIES TEND TO BE CONSERVATIVE IN NATURE PLACING THE BURDEN ON THE STAKEHOLDER TO PROVE THE ACTUAL FLOODPLAIN BOUNDARY. THE ZONE "A" BOUNDARY DOWNSTREAM OF LOTS 24-29 HAS BEEN REMOVED OR RE-MAPPED FOLLOWING THE INSTALLATION OF STORM SEWERS IN THE MEADOW GROVE ESTATES DEVELOPMENT. THE PUBLISHED ZONE "A" BOUNDARY WAS MODIFIED BY THE DEVELOPER WITH THE SUBMITTAL OF A LOMR (LETTER OF MAP REVISION) APPLICATION TO FEMA. THE WATERSHED AREA TRIBUTARY TO THE EXISTING ZONE "A" BOUNDARY ON LOTS 24-29 IS LESS THAN 50 ACRES, WHICH IS A VERY SMALL WATERSHED AREA TO HAVE MAPPED BY FEMA. TYPICALLY FEMA DOES NOT EXTEND FLOODPLAIN STUDIES INTO STREAMS THAT HAVE DRAINAGE AREAS LESS THAN 640 ACRES OR 1 SQUARE MILE. BASED ON THE SIZE OF THE WATERSHED AND THE LACK OF A FLOODPLAIN DOWNSTREAM THE FLOODPLAIN DELINEATION AT THIS LOCATION APPEARS UNREASONABLE.
TO REMOVE THE FLOODPLAIN BOUNDARY ON LOTS 24-29 A LOMC APPLICATION WILL NEED TO BE SUBMITTED BY THE DEVELOPER TO FEMA. BY REMOVING THE ZONE "A" BOUNDARY FROM LOTS 24-29, FLOOD INSURANCE WILL NOT BE REQUIRED BY THE FUTURE HOME OWNERS.
THE ZONE "A" FLOODPLAIN BOUNDARY DOWNSTREAM OF THE EXISTING MEADOW GROVE ESTATES DETENTION BASIN AND SOUTH OF PROPOSED LOT 208 WILL NOT BE REMOVED, BUT WILL BE REMAPPED BASED ON A DETAILED HYDRAULIC ANALYSIS. THE UPDATED FLOODPLAIN INFORMATION WILL BE USED TO STUDY THE PROPOSED CULVERT CROSSING SOUTH OF LOT 208 TO INSURE THAT ANY INCREASES TO THE FLOODPLAIN ELEVATION ARE LESS THAN 6" AT THE NEAREST UPSTREAM PROPERTY LINE. IT IS ALSO OUR JUDGMENT THAT AREAS CURRENTLY WITHIN THE ZONE "A" FLOODPLAIN BOUNDARY AT THIS LOCATION ARE ABOVE THE 100-YEAR FLOODPLAIN ELEVATION, THUS PROVIDING ADDITIONAL AREA FOR PROPOSED STORMWATER MANAGEMENT FACILITIES FOR EITHER OF THE TWO CONDOMINIUM DEVELOPMENTS UPSTREAM OF THE PROPOSED CULVERT CROSSING. A LOMC APPLICATION TO FEMA IS NOT REQUIRED FOR THIS AREA SINCE NO INSURABLE STRUCTURES ARE BEING PROPOSED WITHIN THE PUBLISHED ZONE "A" BOUNDARIES. THE FLOODPLAIN STUDY WILL BE REVIEWED INTERNALLY BY CITY OF GROVE CITY STAFF.
THE PROPOSED STORM SEWER AND OVERLAND FLOOD ROUTING PATHS ALONG THE REAR LOT LINES OF LOTS 24 TO 27 WILL BE SIZED TO CONVEY UP TO THE 100-YEAR EVENT IN AN EFFICIENT MANNER SO THAT INCREASED FLOODING DOES NOT OCCUR ON THE ADJACENT PROPERTY TO THE WEST.
NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 24 THROUGH 29 UNTIL SUCH TIME AS FEMA APPROVES THE CLOMR APPLICATION.

NOTE "K" NO PARKING SIGNS SHALL BE INSTALLED ALONG CHERRY GROVE LOOP, BOOKFIELD LANE, WITHERS GROVE LOOP AND THE T-TURNARROUND AT THE END OF AINWICK BEND.

NOTE "L" LOT 277 SHALL BE SERVED WITH WATER BY AN EXTENSION OF THE EX. 12" W.M. ALONG HOLTON ROAD AND BY SANITARY WITH A TAP ON THE FUTURE PATZER DITCH TRUNK SEWER.

NOTE "M" ALL TREE PRESERVATION AREAS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENTS AND MUST BE PROTECTED WITH FENCING AND SIGNAGE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY.

NOTE "N" PER GROVE CITY ORDINANCE C-43-03, THE DEVELOPER SHALL PROVIDE TO GROVE CITY/JACKSON TOWNSHIP, ONE EXTRA FIRE HYDRANT FOR EVERY 12 INSTALLES. THERE ARE 59 FIRE HYDRANTS TO BE INSTALLED WITH DEVELOPMENT. THE DEVELOPER SHALL PROVIDE 4 ADDITIONAL FIRE HYDRANTS. SAID FIRE HYDRANTS MAY BE PROVIDED AFTER EACH 12 INSTALLED OR ALL AT THE BEGINNING OF PHASES 1 AND 2, AT THE DISCRETION OF THE DEVELOPER.



LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE:	161.2 ACRES
NUMBER OF DWELLING UNITS:	373
SINGLE FAMILY RESIDENTIAL:	277
CONDOMINIUMS:	96
GROSS DENSITY:	2.31 LOT\ACRE

DEVELOPMENT STANDARDS:

R-1 (80' WIDE) (159 LOTS)

		LOTS
MINIMUM RANCH:	1,600 SQ. FT.	6, 8, 10, 11, 13, 17, 18, 20-22, 24-34, 36, 39, 40, 42-47, 49-61, 63, 65, 67-83, 85, 87, 89, 91, 92, 95, 97, 100-123, 125, 130, 131, 133, 141, 142, 150, 153, 154, 157, 159, 160, 163, 166, 168, 170-186, 188-197, 202, 203, 206-216, 220, 223, 224, 230, 233-237, 240, 241
MINIMUM TWO STORY:	1,800 SQ. FT.	
MAXIMUM BUILDING HEIGHT:	35'	
MINIMUM LOT SIZE:	10,000 SQ. FT.	
MINIMUM LOT WIDTH AT BUILDING LINE SETBACK:	80'	
MINIMUM LOT WIDTH AT BUILDING LINE SETBACK, CORNER LOTS:	105'	
MINIMUM BUILDING LINE SETBACK:	30'	
SIDE YARD SETBACK:	6' (12' TOTAL)	
REAR YARD:	25'	

R-1 (90' WIDE) (84 LOTS)

		LOTS
MINIMUM RANCH:	1,600 SQ. FT.	1-5, 7, 9, 12, 14-16, 19, 23, 35, 37, 38, 41, 48, 62, 64, 66, 84, 86, 88, 90, 93, 94, 96, 98, 99, 124, 126-129, 132, 134-140, 143-149, 151, 152, 155, 156, 158, 161, 162, 164, 165, 167, 169, 187, 198-201, 204, 205, 217-219, 221, 222, 225-229, 231, 232, 238, 239, 242, 243
MINIMUM TWO STORY:	1,800 SQ. FT.	
MAXIMUM BUILDING HEIGHT:	35'	
MINIMUM LOT SIZE:	10,000 SQ. FT.	
MINIMUM LOT WIDTH AT BUILDING LINE SETBACK:	90'	
MINIMUM LOT WIDTH AT BUILDING LINE SETBACK, CORNER LOTS:	105'	
MINIMUM BUILDING LINE SETBACK:	30'	
SIDE YARD SETBACK:	6' (12' TOTAL)	
REAR YARD:	25'	

SF-3 (34 LOTS)

		LOTS
MINIMUM RANCH:	2,000 SQ. FT.	244-277
MINIMUM TWO STORY:	2,200 SQ. FT.	
MAXIMUM BUILDING HEIGHT:	35'	
MINIMUM LOT SIZE:	12,000 SQ. FT.	
MINIMUM LOT WIDTH AT BUILDING LINE SETBACK:	90'	
MINIMUM LOT WIDTH AT BUILDING LINE SETBACK, CORNER LOTS:	125'	
MINIMUM BUILDING LINE SETBACK:	40'	
SIDE YARD SETBACK:	8' (16' TOTAL)	
REAR YARD:	30'	

* SF-3 COMPLIANCE WITH SIDE LOAD GARAGES, NATURAL MATERIALS. AND 90 FT. FRONTAGE AT THE BUILDING LINE ARE ALSO PROPOSED FOR THE "ESTATES" SECTION.

CONDOMINIUMS

MINIMUM BUILDING SEPARATION:	20'
MINIMUM SQUARE FOOTAGE PER UNIT:	
2 UNIT (44 TOTAL):	2 @ 850 SQ. FT ✱
4 UNIT (52 TOTAL):	4 @ 850 SQ. FT ✱

✱ 850 SQ.FT. IS THE MINIMUM REQUIREMENT FOR A TWO BEDROOM UNIT. 125 SQ. FT. SHALL BE ADDED FOR EACH ADDITIONAL BEDROOM PER UNIT.

PARKING:

REQUIRED PER UNIT:	2.5 OPEN SPACES
PROVIDED PER UNIT:	4.6 SPACES PER UNIT +
TOTAL PARKING PROVIDED:	450 SPACES +

\+ EACH UNIT HAS 2 PARKING SPACES IN THE GARAGE AND 2 PARKING SPACES IN FRONT OF THE GARAGE. IN ADDITION, THERE ARE 60 PARKING SPACES SPREAD THROUGHOUT THE SITE (44 North and 16 South) AND AINWICK BEND IS 28' WIDE TO ALLOW FOR ON-STREET PARKING (6 SPACES).

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JUL [illegible] 2016
GC PLANNING COMMISSION

MARK	DATE	DESCRIPTION
	1/19/06	REVISED PER PLANNING COMMISSION MEETING JANUARY 10, 2006

REVISIONS

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Rockford Homes
Quality Crafted for Better Living

GROVE CITY, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
MEADOW GROVE ESTATES NORTH
INDEX PLAN

Date	DECEMBER 20, 2005
Job No.	2005-2333
Scale	1"=200'
Sheet	1/11

FINAL DEVELOPMENT PLAN FOR MEADOW GROVE NORTH

\\CMHDATA1\STRUNG\PROJECT\20052333\DWG\FINAL DEVELOPMENT PLAN\51337FDP4.DWG<01-INDEX PLAN> - 1 XREF: 51337XPT - LAST SAVED BY DSANDERELL (1/18/2006 11:00:07 AM) - PLOTTED BY DSANDERELL (1/18/2006 11:00:12 AM)