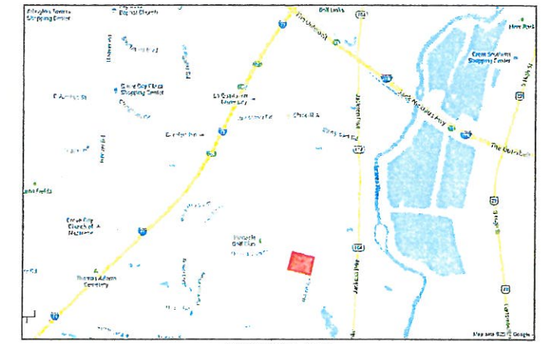
DEVELOPMENT PLAN FOR REFERENCE



LOCATION MAP

SITE DATA

TOTAL SITE AREA	31.71 ACRES	
SUB-AREA 1	7.31 ACRES	14 LOTS
SUB-AREA 2	16.24 ACRES	52 LOTS
RESERVE A	2.87 ACRES	0.57 ACRES OPEN SPACE
RESERVE B	0.31 ACRES	0.31 ACRES OPEN SPACE
RESERVE C	0.21 ACRES	0.21 ACRES OPEN SPACE
RESERVE D	0.62 ACRES	0.56 ACRES OPEN SPACE
RESERVE E	0.18 ACRES	0.18 ACRES OPEN SPACE
RESERVE F	3.31 ACRES	1.48 ACRES OPEN SPACE
RESERVE G	0.68 ACRES	0.55 ACRES OPEN SPACE
OPEN SPACE REQUIRED	3.98 ACRES	3.86 ACRES PROVIDED
100-YR FLOODPLAIN	4.19 ACRES	
DETENTION POND	1.04 ACRES	1155 LF PERIMETER
TOTAL LOTS	66 LOTS	
LOT SIZES	SUB-AREA 1: 95' X 130' MINIMUM (2 LOTS)	
	100' X 130' MINIMUM (12 LOTS)	
	SUB-AREA 2: 70' X 120' MINIMUM (33 LOTS)	
	80' X 120' MINIMUM (19 LOTS)	
DENSITY	2.08 LOTS PER ACRE	
FRONT YARD SETBACK	25'	
REAR YARD SETBACK	SUB-AREA 1: 35 FEET	
	SUB-AREA 2: 20 FEET	
SIDE YARD SETBACK	SUB-AREA 1: 5 FEET / 16 FEET BETWEEN HOMES	
	SUB-AREA 2: 6 FEET	
LEISURE TRAIL	1,500+ LINEAR FEET	
STREET TREES	35' O.C. - 2" CALIPER MIN.	
DETENTION POND TREES	25 REQUIRED - 25+ PROVIDED	
EXISTING ZONING	RURAL	

PINNACLE CLUB HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE & OWNERSHIP OF PROPOSED DETENTION BASINS, STREAM CORRIDORS, AND STREET TREES

SITE PLAN & LANDSCAPE PLAN

CITY ADMINISTRATOR

SERVICE DIRECTOR

REVIEW FOR THE CITY OF GROVE CITY

JACKSON TOWNSHIP FIRE DEPARTMENT

REGISTERED ENGINEER

RECEIVED
AUG 08 2016
COMMISSION

DEVELOPMENT PLAN FOR SCHOTTENSTEIN HOMES

140 MILL STREET, SUITE A
GAHANNA, OHIO 43230

THE WOODS

GROVE CITY, OHIO
APRIL 16, 2015

SHEET 1