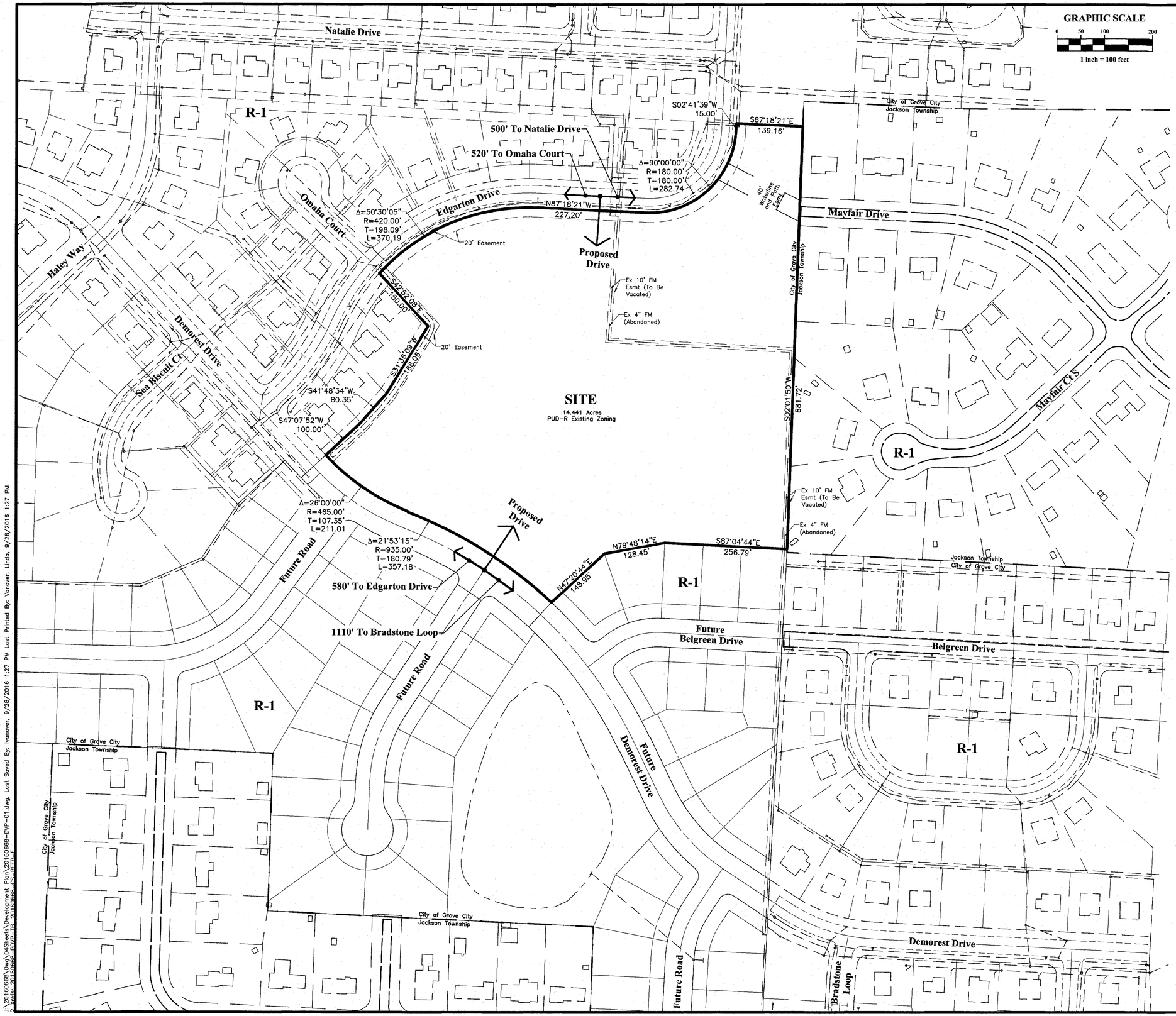

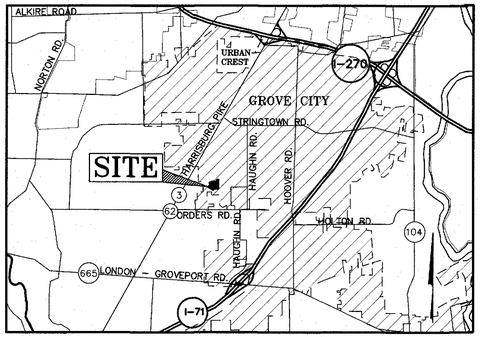

LOCATION MAP
Not to Scale

PROJECT DESCRIPTION

THE WOODSIDE AT HOLTON RUN CONDOMINIUM IS PLANNED TO CONSIST OF A MAXIMUM OF 56 RANCH STYLE CONDOMINIUM HOMES SITUATED ON APPROXIMATELY 14.4 ACRES OF LAND LOCATED OFF DEMOREST DRIVE, EAST OF HARRISBURG PIKE IN GROVE CITY, FRANKLIN COUNTY, OHIO. THE COMMUNITY WILL HAVE AMENITIES ENJOYED BY ITS RESIDENTS IN THE FORM OF OPEN GREEN SPACE, A CLUBHOUSE, AND SIDEWALKS PROVIDING INTERNAL CONNECTIVITY WITH ACCESS TO PUBLIC SIDEWALKS AND PATHS ALONG THE PERIMETER OF THE PROPERTY. ALL UNIT OWNERS WILL BE MEMBERS OF THE WOODSIDE AT HOLTON RUN CONDOMINIUM ASSOCIATION, AN OHIO NOT-FOR-PROFIT CORPORATION FORMED UPON THE CREATION OF THE CONDOMINIUM. THROUGH ITS BOARD OF DIRECTORS THE ASSOCIATION WILL ADMINISTER AND MAINTAIN THE CONDOMINIUM.

SHEET INDEX

AREA PLAN..... 1
SITE PLAN..... 2
GRADING & UTILITY PLAN..... 3–4
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN..... 5
LIGHTING PLAN..... 6
LANDSCAPE PLAN..... 7
LANDSCAPE ENLARGEMENTS..... 8–10
EXISTING TREE SURVEY..... 11

Grove City Project Number: _____

City Administrator, City of Grove City

Service Director, City of Grove City

Review for the City of Grove City

Jackson Township Fire Department

PREPARED BY:

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

The premises covered by the plan have been surveyed, plan is correct, and the monuments shown on the plat will be set in accordance with Section 1101.051.

STATE OF OHIO
CHRISTOPHER J. MANN
66927
REGISTERED
PROFESSIONAL ENGINEER

Registered Engineer No. 66927 — 9-28-16 Date

REVISIONS		
MARK	DATE	DESCRIPTION

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

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

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DATE
SEPTEMBER 28, 2016

SCALE
Full Size: 1" = 50'
Half Size: 1" = 200'

JOB NO.
20160668

SHEET
1/11

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Xrefs: 20160668-BNDY-B 20160668-ESM-BASE-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
PARKING PROVIDED	
2 CAR UNIT (2 CAR GARAGE) (2 DRIVEWAY SPACES)	156
1 CAR UNIT (1 CAR GARAGE) (1 DRIVEWAY SPACE)	34
OFF-STREET PARKING (INCLUDING 2 HANDICAP)	24
TOTAL PARKING	214 SPACES
LOT COVERAGE (RESIDENTIAL BUILDING FOOTPRINT-INCLUDING PORCH & PATIO AND CLUBHOUSE-INCLUDING PORCH & PATIO)	23%

DEVELOPMENT STANDARDS TEXT

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 the four adjacent single family lots along the western perimeter is provided on the Development Plan. A split rail fence with landscaping will be installed between the condominium buildings and the bike path. Fence details and landscaping are provided on the Development Plan.

4. A typical landscape plan for the condominiums is provided on the Development Plan.

5. Landscape enhancements will be required for units whose patios are adjacent to the internal streets (buildings 1, 17, 37, 38, 39, 40, 43, 49, 50) and enhancements are indicated on the Development Plan.

6. Each individual condominium home shall have a post lamp at the front walk.

7. 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.

8. All units shall be single story living with a minimum size of 1,400 square feet.

9. Minimum exterior materials shall include but not be limited to:

a. 25 year dimensional asphalt shingles.
b. Metal accent roofing is allowed and must be a muted color.
c. Minimum .040" vinyl, wood/engineered wood, brick, stone, stucco stone or fiber cement products. Styles to include lap, board and batten or shake siding
d. Vinyl will be prohibited on front elevations and side elevations that are immediately adjacent to the interior private streets.
e. Gutters: aluminum
f. Trim material of vinyl, aluminum, wood/engineered wood or fiber cement products
g. Entry Door: Therma Tru steel or fiberglass Builder Series or equal
h. Windows: Wood, vinyl clad or vinyl single hung, double hung or casement windows. Fixed accent windows are permitted
i. Garage Doors: Steel insulated or uninsulated
j. Soffit and Fascia: Vinyl/aluminum, wood/engineered wood or fiber cement products.
k. Diversity: Architectural elements will be used to differentiate a unit from the units on adjacent sides and across the street. Architectural elements include, but are not limited to, colors, dormers and style of dormers, window styles and placement, porch elements and roof lines.

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.

REVISIONS

MARK	DATE	DESCRIPTION

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

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
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
SEPTEMBER 28, 2016

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

JOB NO.
20160668

SHEET
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Xrefs: 20160668-BNDY-TB, 20160668-CS-BFER-F, 20160668-CS-BFER-N

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

NOTES:

All Building Drainage / Roof Drains shall be directed to private roadways and/or storm sewer that is directed to the existing offsite basin to the southeast. The storm sewer behind buildings 28–31 provides rear yard drainage along the property line and will not collect any impervious area drainage from the proposed buildings.

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 construction sediment control, stormwater detention and water quality for the site.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0401 K (dated June 17, 2008), the subject parcel shown hereon lie within Zone "X" (area determined to be outside of the 0.2% annual chance of floodplain).

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GRAPHIC SCALE

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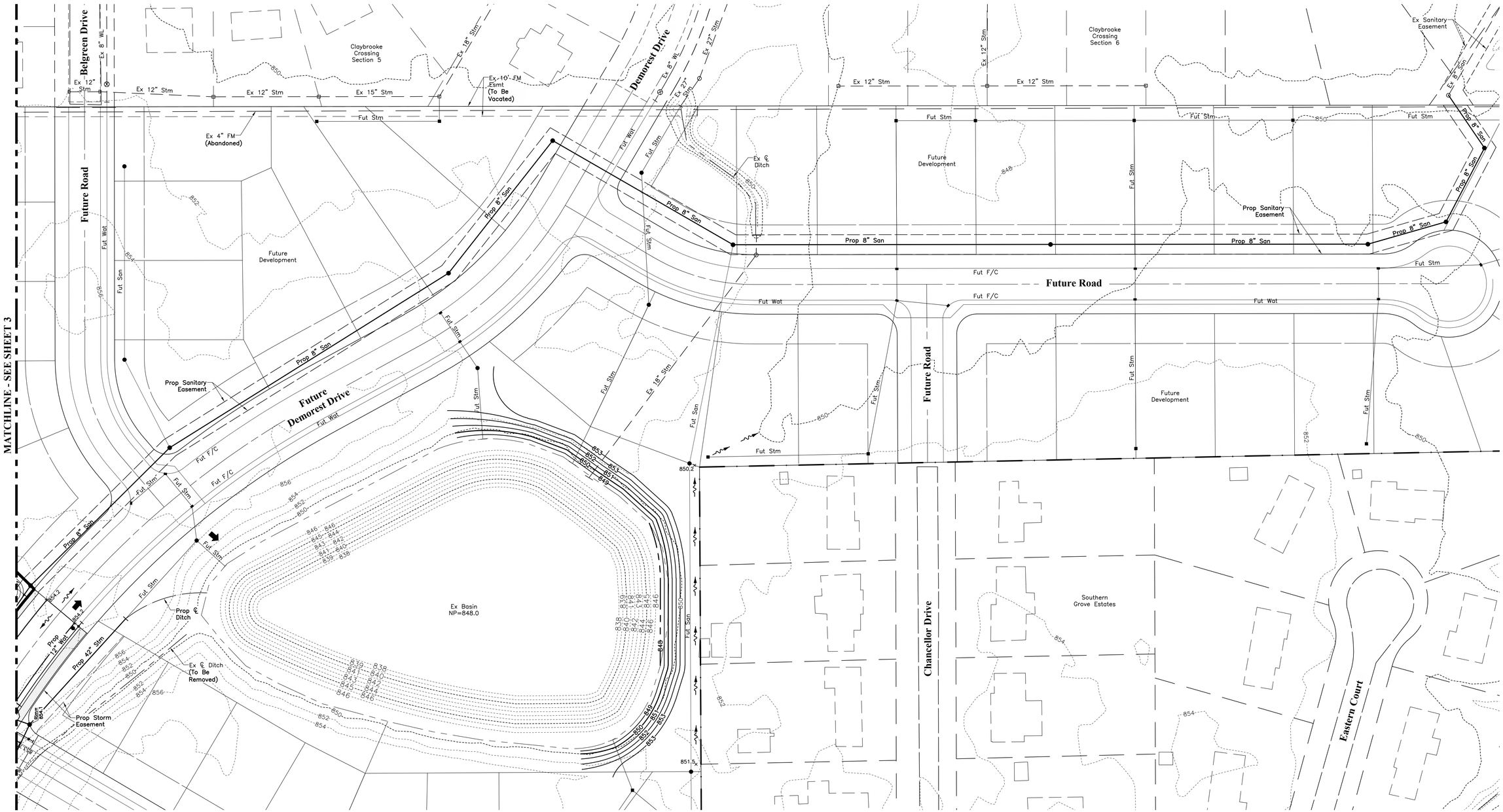
1 inch = 50 feet



NOTES:

South portion of existing basin shall be reconstructed to provide a top of bank elevation of 853.0. Areas around perimeter of basin shall be graded to maintain positive drainage.

Existing basin will be finalized during the construction of Section 5 with the lots, roadway and utilities adjacent to the basin.

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Xrefs: 20160668-DVP-TB, 20160668-CS-BEFB-F, 20160668-CS-BEFB-N

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

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

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

NOTE:

Proposed street lights along Demorest Drive shall match existing street lights constructed in previous sections of Holton Run along Demorest Drive.

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Xrefs: 20160668-DWP-TB, 20160668-CS-BFFP-F, 20160668-CS-BFFP-N

PLANT SCHEDULE NORTH LANDSCAPE BUFFER

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	5	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal.	B&B
	4	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Cal.	B&B
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	19	Picea abies	Norway Spruce	6' Ht.	B&B
	10	Picea pungens	Colorado Spruce	6' Ht.	B&B

PLANT SCHEDULE SOUTH LANDSCAPE BUFFER

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	7	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal.	B&B
	9	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Cal.	B&B
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	30	Picea abies	Norway Spruce	6' Ht.	B&B
	18	Picea pungens	Colorado Spruce	6' Ht.	B&B

PLANT SCHEDULE EAST LANDSCAPE BUFFER

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	3	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal.	B&B
	3	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Cal.	B&B
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	7	Picea abies	Norway Spruce	6' Ht.	B&B
	8	Picea pungens	Colorado Spruce	6' Ht.	B&B

PLANT SCHEDULE PARKING SCREENING

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
QR	2	Quercus rubra	Red Oak	2" Cal.	B&B
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
CA	163	Calamagrostis x acutiflora 'Overdam'	Overdam Reed Grass	24" Ht.	B&B

Sod Areas: Fronts and Sides of Units. All other areas will be seeded.

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

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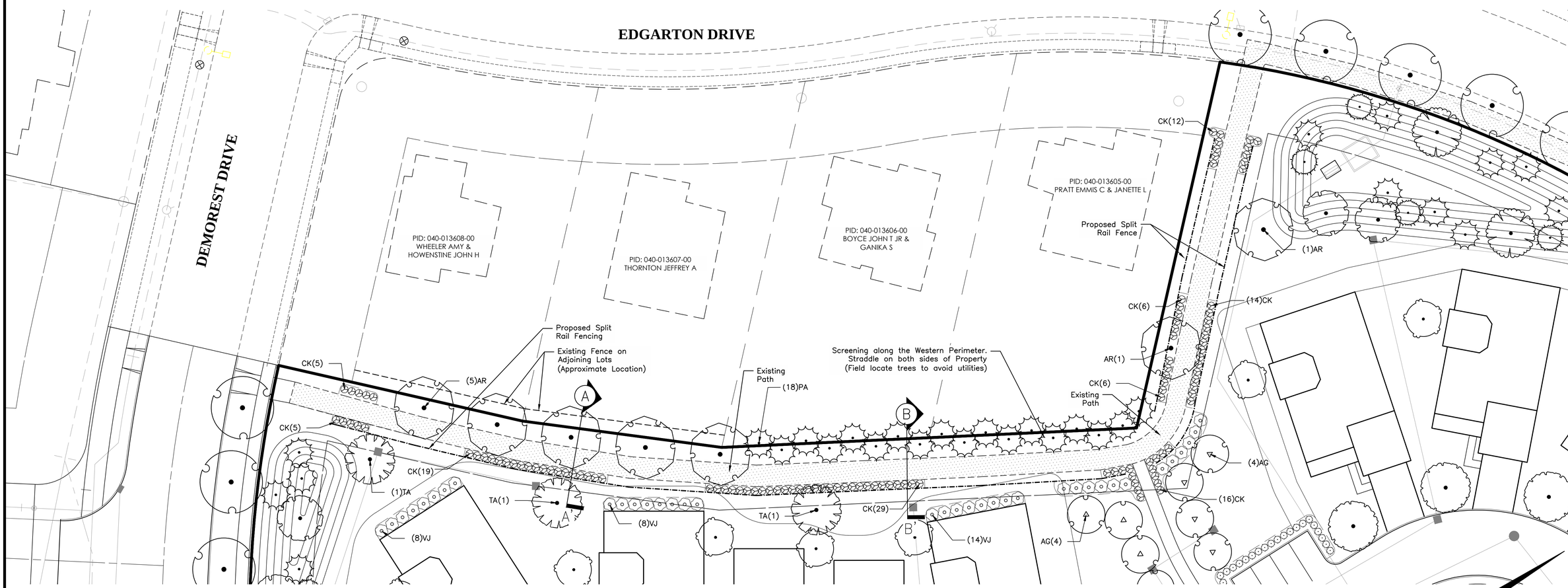
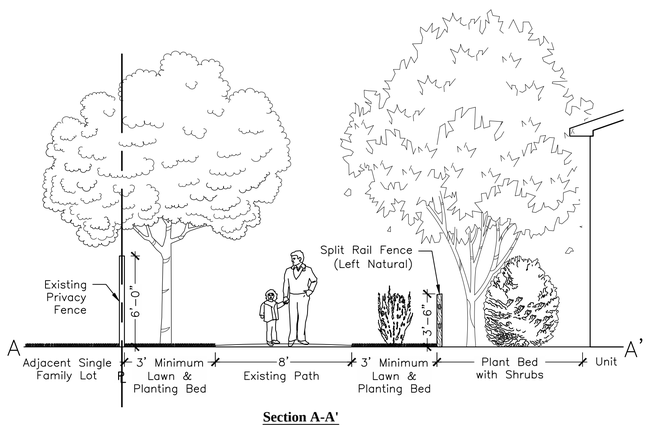
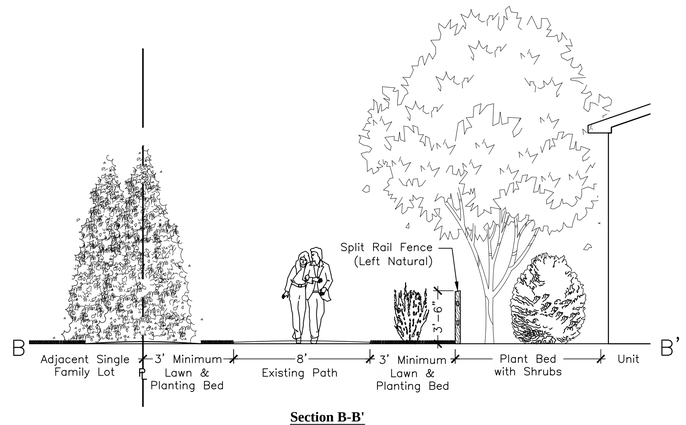


Open Space Enlargement
Scale: 1" = 20'



Section A-A'
Scale: 1" = 5'



Section B-B'
Scale: 1" = 5'

PLANT SCHEDULE OPEN SPACE ENLARGEMENT

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AR	7	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	B&B
TA	3	Tilia americana	American Linden	2" Cal.	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PA	18	Picea abies	Norway Spruce	6' Ht.	B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AG	8	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
VJ	36	Viburnum x juddii	Judd Viburnum	24" Ht.	B&B or Cont.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CK	112	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	24" Ht.	B&B or Cont.

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SCALE
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Xrefs: 20160668-DVP-TB, 20160668-CS-REF2-F, 20160668-CS-REF2-N

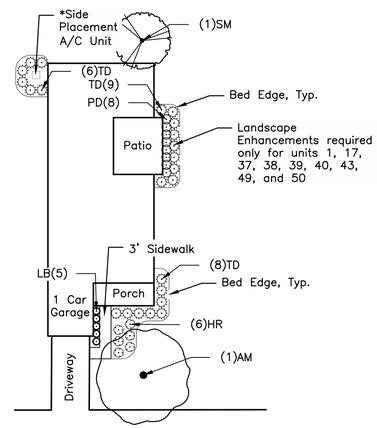
PLANT SCHEDULE TYPICAL UNIT LANDSCAPE (ONE CAR GARAGE)

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AM	1	Acer miyabei 'State Street'	State Street Miyabei Maple	2" Cal.	B&B
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
SM	1	Magnolia x soulangiana	Saucer Magnolia	2" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
TD	23	Taxus x media 'Densiformis'	Dense Yew	36" Ht.	B&B or Cont.
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
LB	5	Liriope muscari 'Big Blue'	Big Blue Liriope	#2	Cont.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
PD	8	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	#2	Cont.
HR	6	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#2	Cont.

PLANT SCHEDULE ALTERNATE UNIT LANDSCAPE (ONE CAR GARAGE)

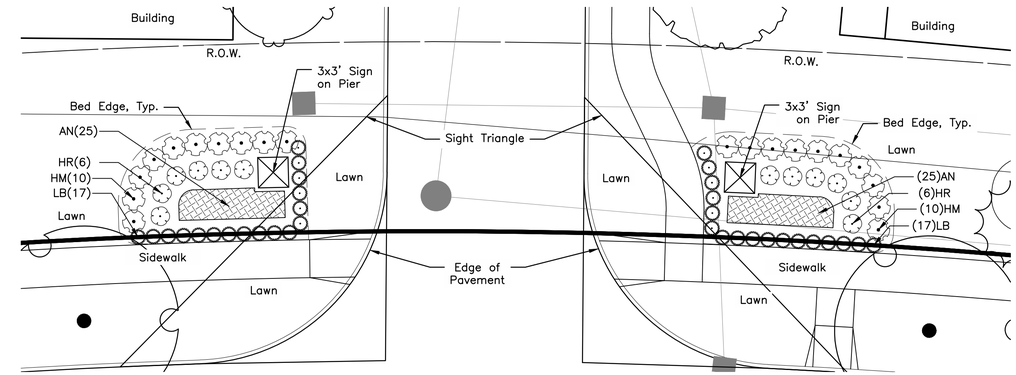
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
ORNAMENTAL TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
1	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" Cal.	B&B
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
17	Buxus x 'Green Mountain'	Green Mountain Boxwood	24" Ht.	B&B or Cont.
6	Taxus x media 'Densiformis'	Dense Yew	36" Ht.	B&B or Cont.
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
5	Carex elata 'Aurea'	Aurea Sedge	#2	Cont.
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
6	Iris versicolor	Blue Flag	#2	Cont.
8	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	#2	Cont.

*Note: One Car Garage Plant Schedule applies to the 17 Units on site. Developer/Owner to choose from the two Plant Schedules listed above.



*Note: All units will have a screened A/C unit at the rear or on the side of the building.

Typical Unit Landscape (One Car Garage)
Scale: 1" = 20'



South Entry Feature
Scale: 1" = 10'

PLANT SCHEDULE NORTH ENTRY LANDSCAPE

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
LB	34	Liriope muscari 'Big Blue'	Big Blue Liriope	#2	Cont.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
HR	8	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#2	Cont.
HM	18	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24" Ht.	B&B
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**		
AN	34	Annual Color			

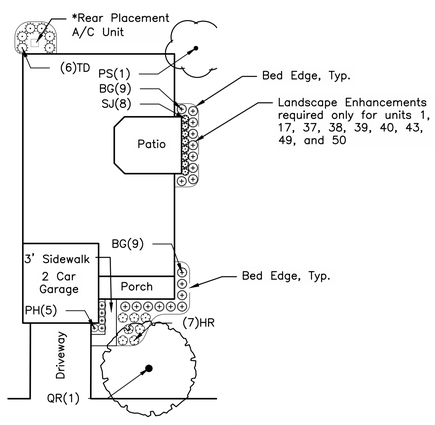
PLANT SCHEDULE TYPICAL UNIT LANDSCAPE (TWO CAR GARAGE)

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
QR	1	Quercus rubra	Red Oak	2" Cal.	B&B
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
PS	1	Prunus x 'Snow Goose'	Snow Goose Cherry	2" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
BG	18	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	Cont.
TD	6	Taxus x media 'Densiformis'	Dense Yew	36" Ht.	B&B or Cont.
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
PH	5	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#2	Cont.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
HR	7	Hemerocallis 'Happy Returns'	Hoppy Returns Daylily	#2	Cont.
SJ	8	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#2	Cont.

PLANT SCHEDULE ALTERNATE UNIT LANDSCAPE (TWO CAR GARAGE)

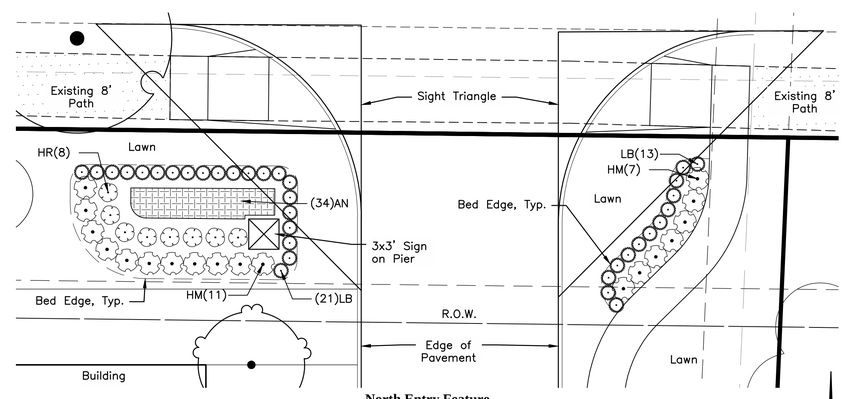
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B
ORNAMENTAL TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
1	Amelanchier laevis 'Lustre'	Lustre Allegheny Serviceberry	2" Cal.	B&B
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
6	Taxus x media 'Densiformis'	Dense Yew	36" Ht.	B&B or Cont.
18	Taxus x media 'Wardii'	Ward's Yew	24" Ht.	B&B
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
5	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	#2	Cont.
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
8	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Purple Coneflower	#2	Cont.
7	Iris versicolor	Blue Flag	#2	Cont.

*Note: Two Car Garage Plant Schedule applies to the 39 Units on site. Developer/Owner to choose from the two Plant Schedules listed above.



*Note: All units will have a screened A/C unit at the rear or on the side of the building.

Typical Unit Landscape (Two Car Garage)
Scale: 1" = 20'



North Entry Feature
Scale: 1" = 10'

PLANT SCHEDULE NORTH ENTRY LANDSCAPE

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
LB	34	Liriope muscari 'Big Blue'	Big Blue Liriope	#2	Cont.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
HR	8	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#2	Cont.
HM	18	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24" Ht.	B&B
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AN	34	Annual Color		Annual	

REVISIONS

MARK	DATE	DESCRIPTION

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

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

WOODSIDE AT HOLTON RUN
LANDSCAPE ENLARGEMENTS

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
SEPTEMBER 28, 2016

SCALE
As Noted

JOB NO.
20160668

SHEET
9/11

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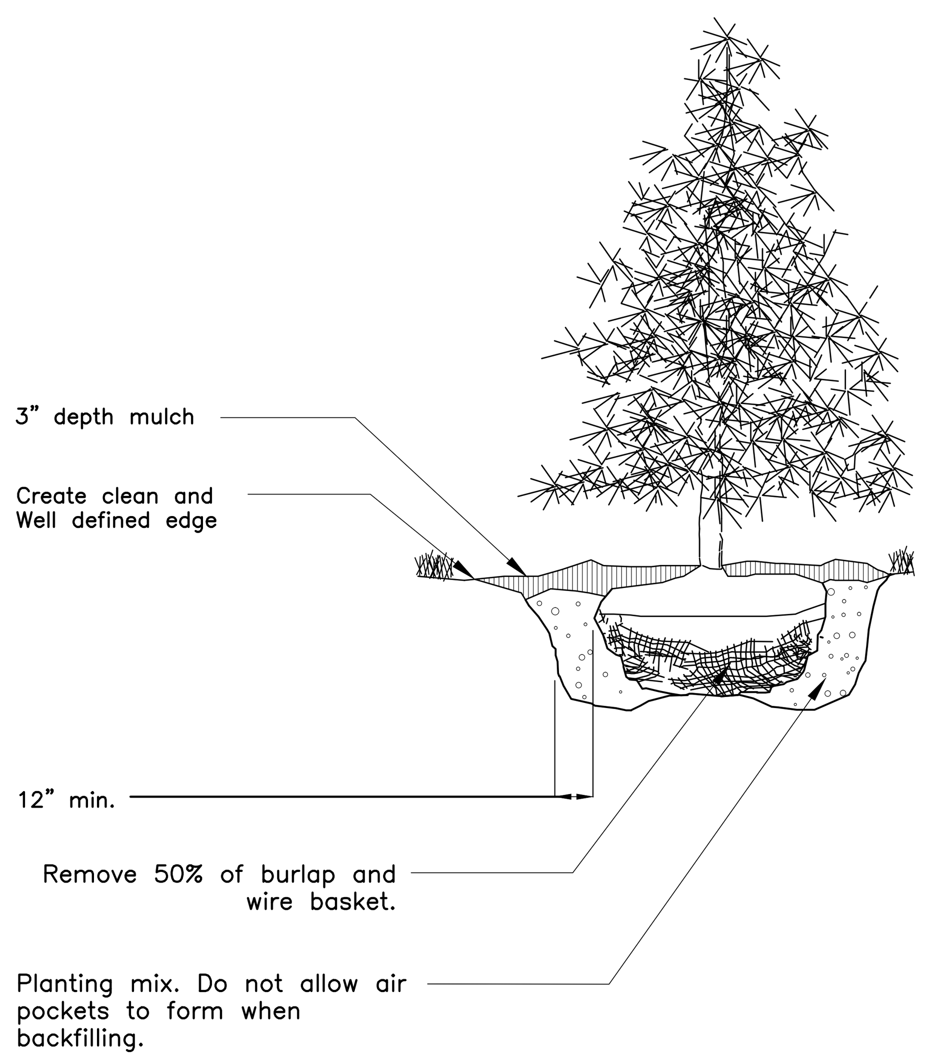
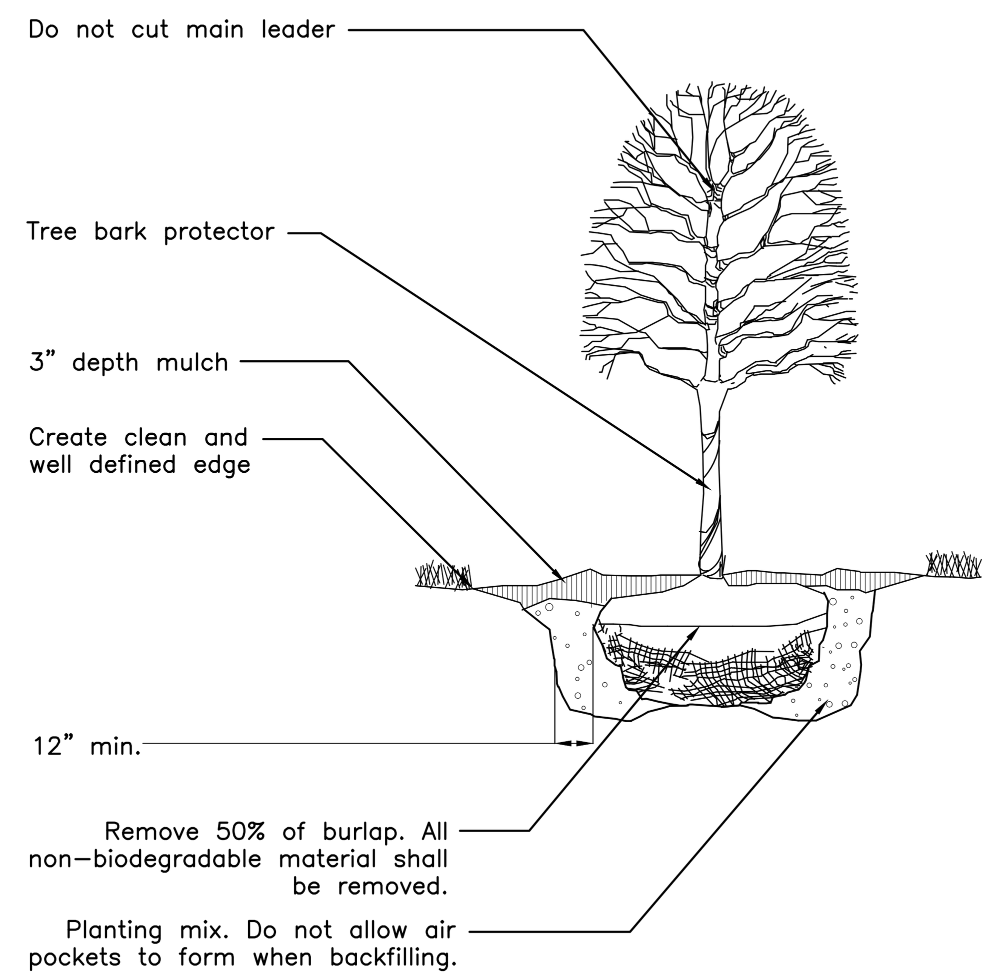


Evergreen Tree Planting
No Scale



Deciduous Tree Planting
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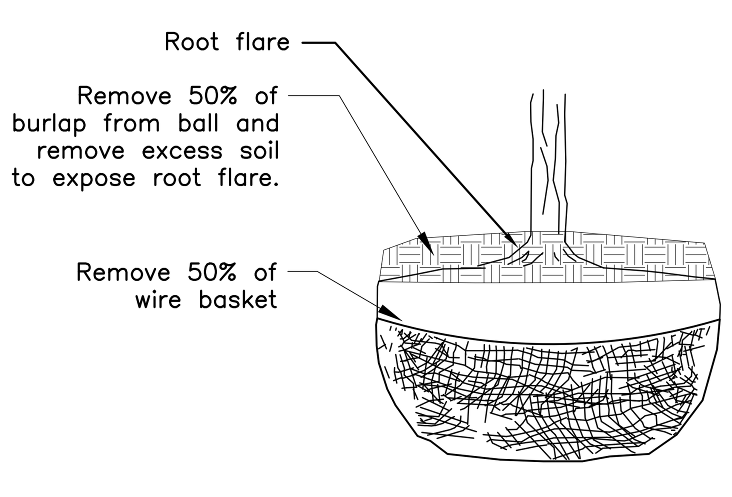

Rootball Preparation
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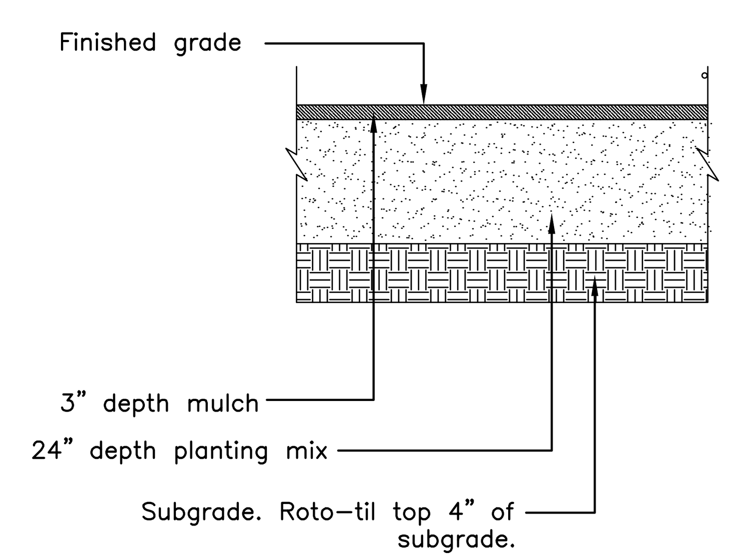
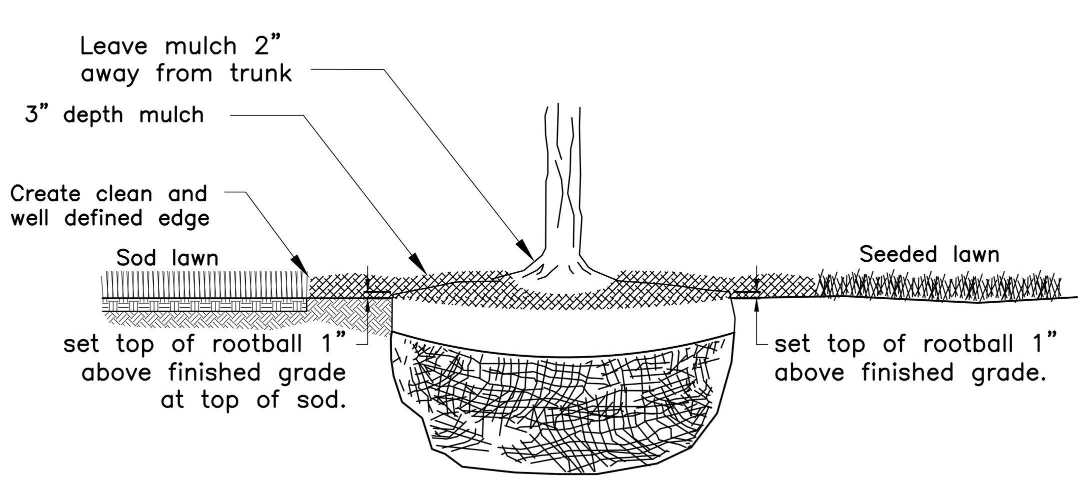
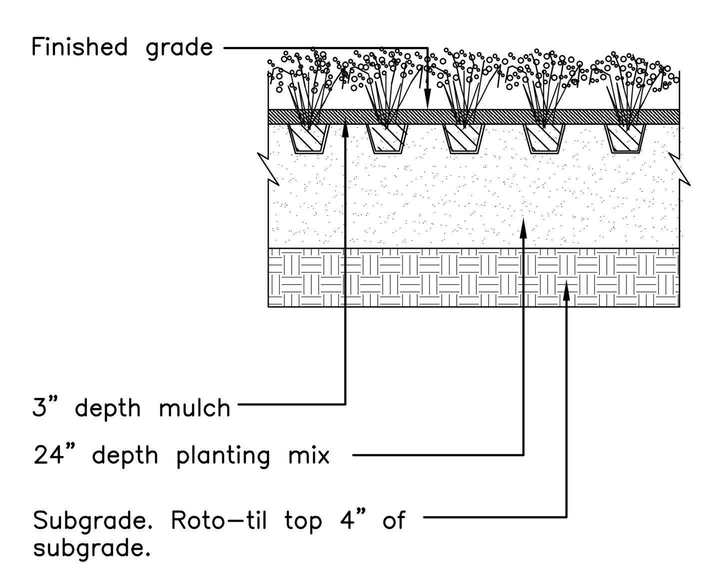


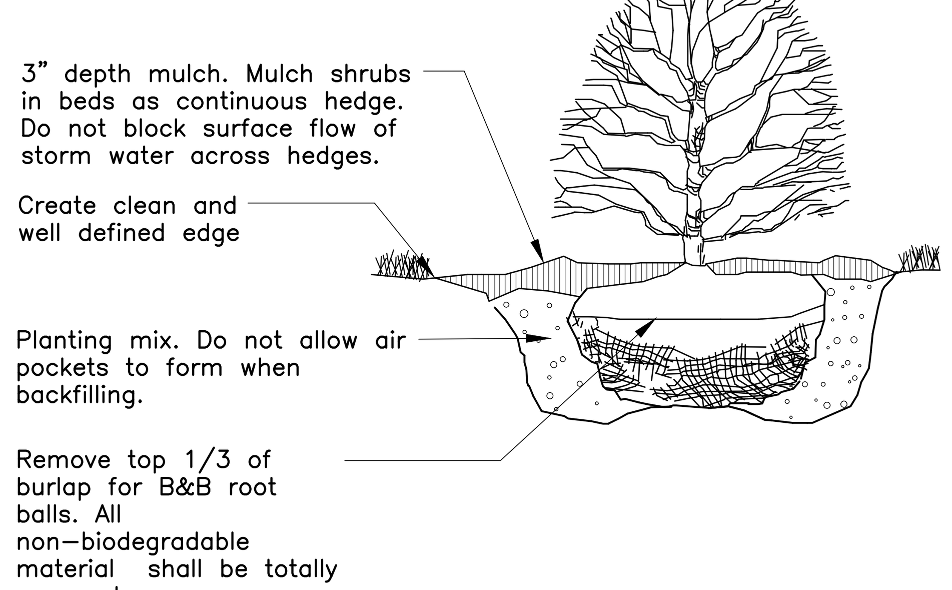
Planting Area Establishment
No Scale



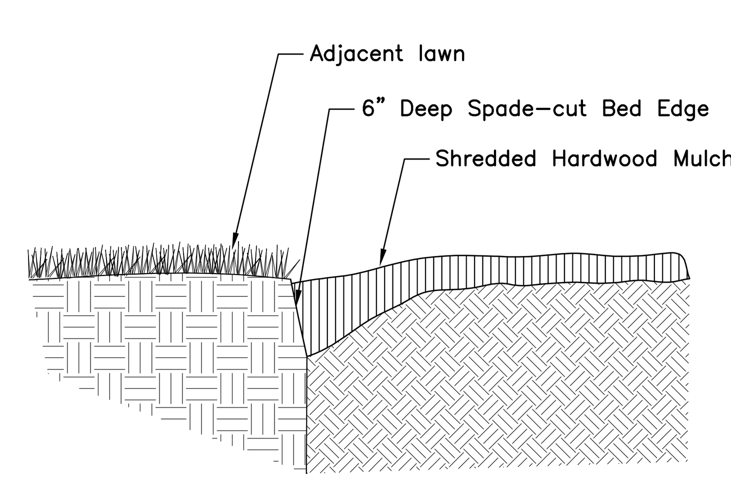
Rootball Setting
No Scale



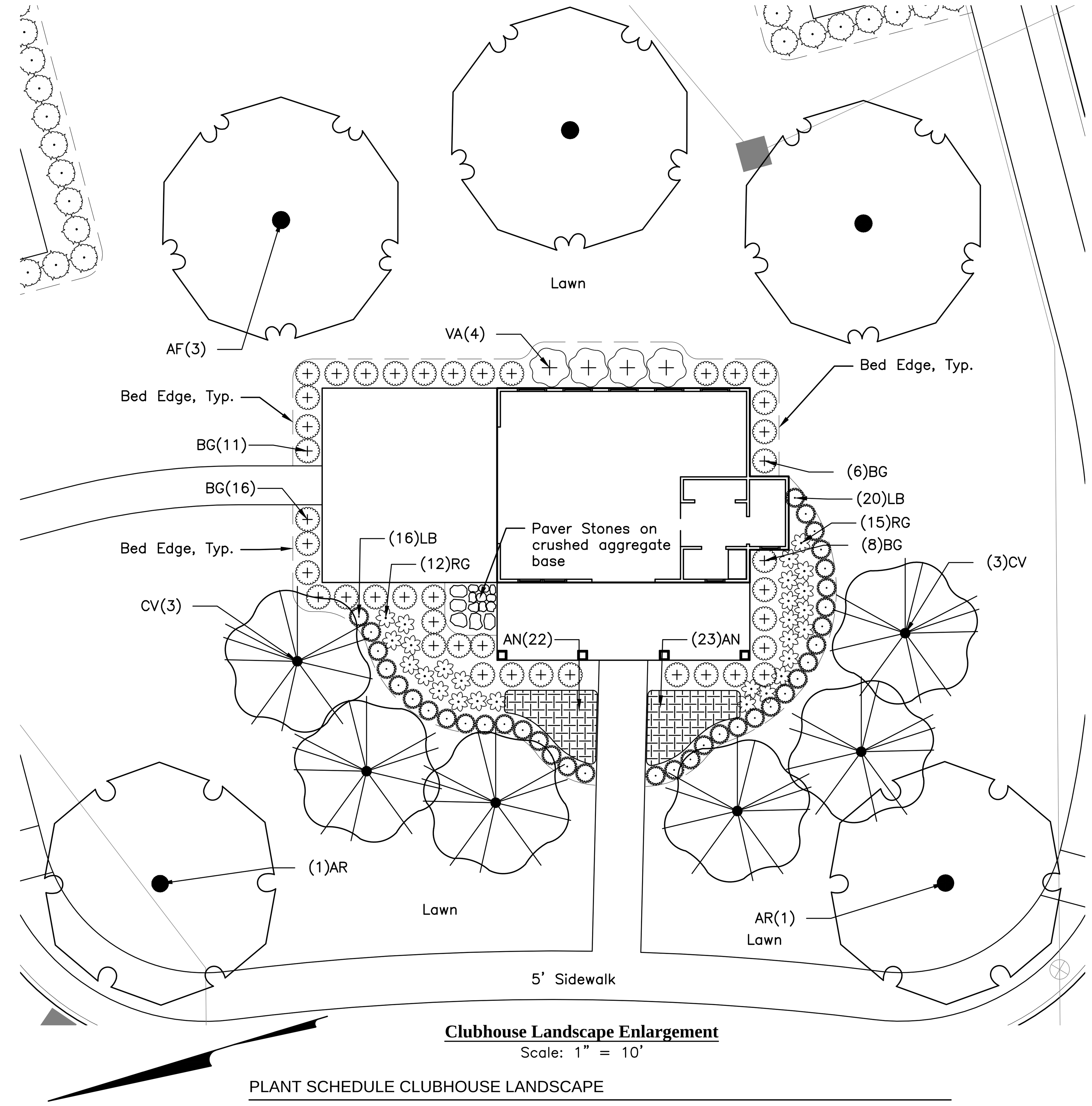
Perennial & Groundcover Planting
No Scale



Shrub Planting
No Scale



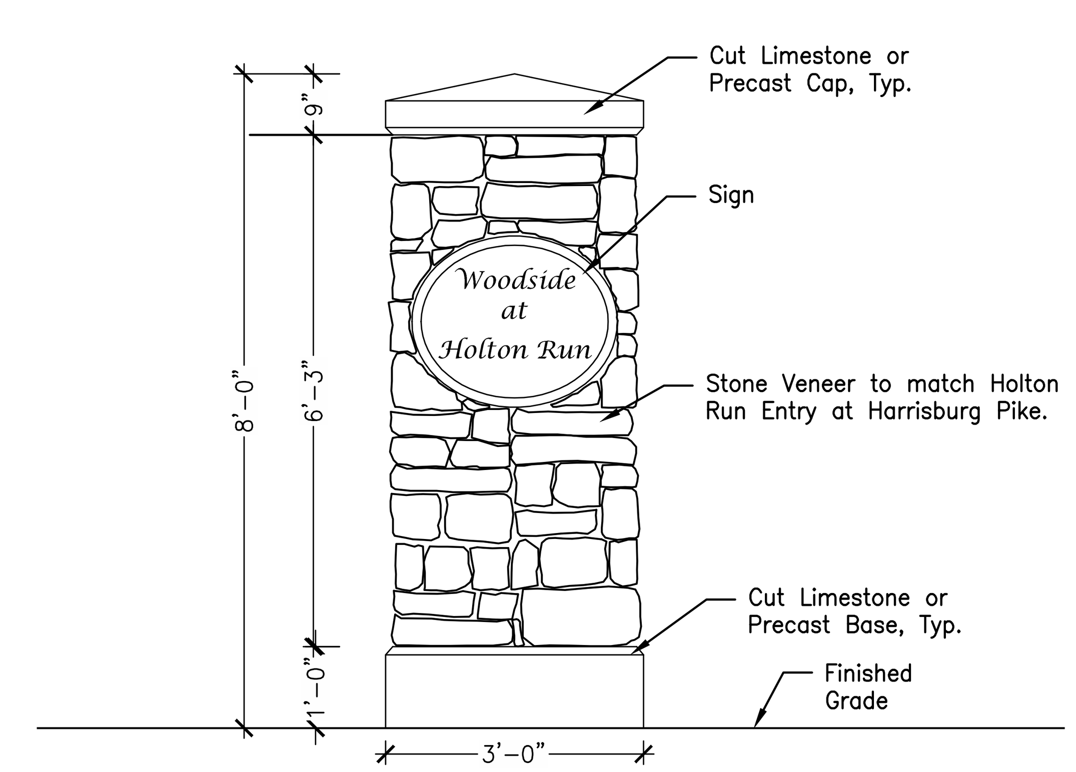
Planting Bed Edge
No Scale



Clubhouse Landscape Enlargement
Scale: 1" = 10'

PLANT SCHEDULE CLUBHOUSE LANDSCAPE

DECIDUOUS TREES	QTY	BOTANICAL NAME	SIZE	CONDITION
AR	2	Acer rubrum 'October Glory' October Glory Maple	2" Cal.	B&B
AF	3	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**SIZE**	**CONDITION**
CV	6	Crataegus viridis 'Winter King' Winter King Hawthorn	2" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**SIZE**	**CONDITION**
BG	41	Buxus x 'Green Gem' Green Gem Boxwood	24" Ht.	Cont.
VA	4	Viburnum dentatum 'Autumn Jazz' Autumn Jazz Viburnum	36" Ht.	B&B or Cont.
GRASSES	**QTY**	**BOTANICAL NAME**	**SIZE**	**CONDITION**
LB	36	Liriope muscari 'Big Blue' Big Blue Liriope	#2	Cont.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**SIZE**	**CONDITION**
RG	27	Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan	#2	Cont.
GROUND COVERS	**QTY**	**BOTANICAL NAME**		
AN	45	Annual Color		



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

GENERAL NOTES

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall be permitted based on plant availability substitutes shall be provided in writing to the Landscape Architect and coordinated with the City for approval. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner, Contractor, and Landscape Architect present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 6" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing at least 5300 spores per lb (0.45 kg) of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb (0.45 kg) of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.
19. Roto-Til subgrade below Planting Mix to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
20. Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
21. Lawn areas to be backfilled with topsoil to a minimum settled thickness of 6 inches.
22. All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
23. Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Owner.
28. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns.
29. Lawn seed shall not have less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.
30. Tree Locations shall be adjusted to avoid final utility placement.
31. Trash shall be individual curbside pickup.
32. Service structures shall be screened per 1136.08 (Grove City Zoning Code)

REVISIONS

MARK	DATE	DESCRIPTION

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

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
WOODSIDE AT HOLTON RUN CLUBHOUSE LANDSCAPE & LANDSCAPE DETAILS

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
SEPTEMBER 28, 2016

SCALE
As Noted

JOB NO.
20160668

SHEET
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Xrefs: 20160668-PDVP-TB 20160668-CS-REFR-F 20160668-CS-REFR-N

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

	Tree Survey				
	Tree Number	Size	Species	Condition	Note
	1	5	Japanese Maple	Good	
	2	4	Colorado Spruce	Good	Off Property
X	3	3	Black Walnut	Good	
X	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	
X	1268	10	Black Walnut	Good	
X	1269	9	Silver Maple	Good	
	1270	36	Osage Orange	Poor	Off Property
X	1271	18	Pin Oak	Good	
X	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
X	1277	18	Eastern White Pine	Good	
	1278	9	Colorado Spruce	Good	Off Property
X	1279	8	Colorado Spruce	Fair	
	1280	8	Colorado Spruce	Good	Off Property
X	1281	12+16	Osage Orange	Good	Off Property
	1282	10	Hackberry	Good	Off Property
X	1283	9	Eastern Cottonwood	Good	
X	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

NOTES:

- Trees to be preserved shall be protected during construction per 1136.10.

X Trees to be removed include trees impacted due to development, dead trees, and dying ash trees.

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FOR

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EXISTING TREE SURVEY

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emht.com

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

JOB NO.
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SHEET
11/11

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Xrefs: 20160668-DVP-TB, 20160668-PC-BCTP-F

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%

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

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ILLUSTRATIVE SITE PLAN

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