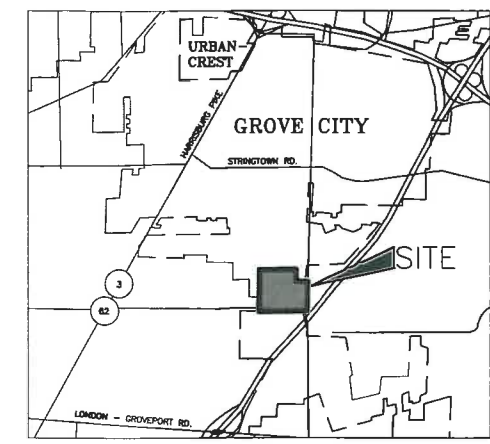
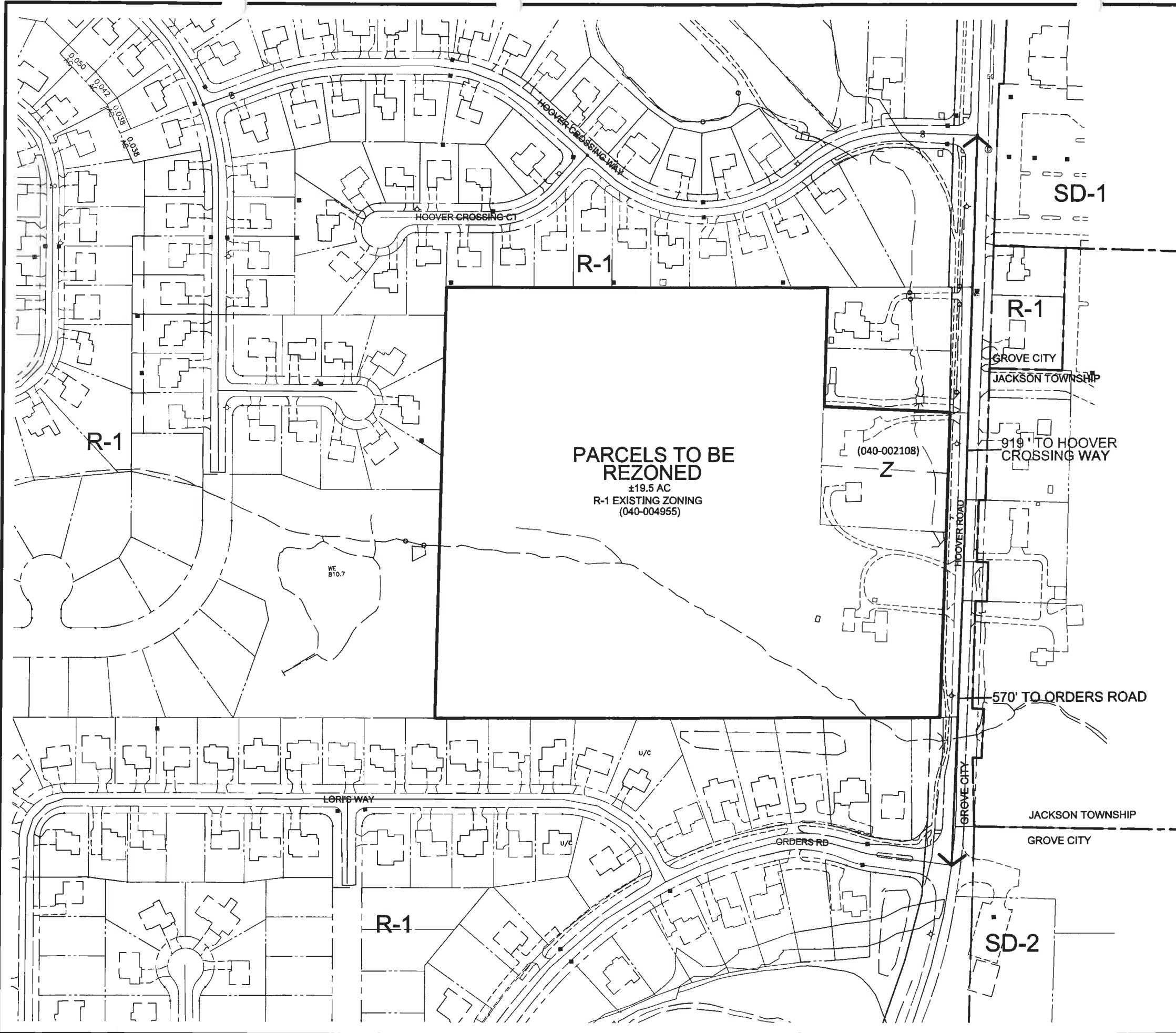
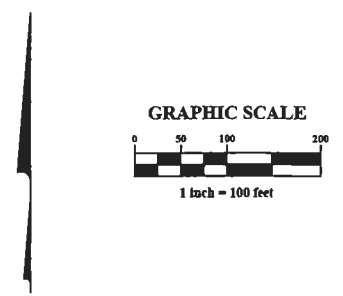


C:\Users\j\Documents\10141236\10141236.dwg Plot Date: 11/24/2014 3:48 PM Laid: 11/24/2014 3:50 PM
 Date: 2014-12-29 10:15:35 AM



LOCATION MAP
NO SCALE



RECEIVED
 DEC 29 2014
 GC PLANNING COMMISSION

REVISIONS	MARK	DATE	DESCRIPTION

EPCON COMMUNITIES
 500 Stonehenge Parkway
 Dublin, OH 43017

GROVE CITY, JACKSON TOWNSHIP
 FRANKLIN COUNTY, STATE OF OHIO
 REZONING PLAN
 FOR
THE COURTYARDS ON HOOVER
 PARCELS TO BE REZONED

EMHIT

 Engineers • Surveyors • Planners • Architects
 5000 New Albany Road, Columbus, OH 43250
 Phone: 614-733-8800
 emhit.com

DATE	December 1, 2014
SCALE	Full Size: 1" = 50' Half Size: 1" = 100'
JOB NO.	20141236
SHEET	

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GC PLANNING COMMISSION

**ZONING DESCRIPTION OF
19.52 ACRES**

Situate in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey 1383, being all of the remainder of that 0.844 acre tract conveyed to Emery F. Pestel and Carolyn Kay Pestel by deed of record in Deed Book 3461, Page 274, all of the remainder of that 0.844 acre tract conveyed to Emery F. Pestel and Carolyn Kay Pestel by deed of record in Official Record 20186J10 and all of the remainder of that 18.4151 acre tract conveyed to Emery F. Pestel by deed of record in Instrument Number 200301170018535, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an angle point in the westerly right-of-way line of Hoover Road, being the common corner of the remainder of said 18.4151 acre tract and that 0.579 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200309020276102, being in the northerly line of that portion of Hoover Road as dedicated by "Margie's Cove Section 1", a subdivision plat of record in Plat Book 105, Page 15;

Thence with the perimeter of said grantor's tracts, the following courses and distances:

North 87°11'39" West, with the northerly line of said "Margie's Cove Section 1", a distance of 1034.49 feet to a point at the southeasterly corner of "Hoover Crossing Section 9 Part 2", a subdivision of record in Plat Book 117, Page 61;

North 04°06'35" East, with the easterly line of said "Hoover Crossing Section 9 Part 2", "Hoover Crossing Section 3", a subdivision of record in Plat book 77, Page 16, and "Hoover Crossing Section 1", a subdivision of record in Plat Book 74, Page 99, a distance of 879.70 feet to a point;

South 87°10'20" East, with a southerly line of said "Hoover Crossing Section 1", a distance of 784.16 feet to a point at the northwesterly corner of that 0.8437 acre tract conveyed to Neal A. Mathias and Dorothy J. Mathias by deed of record in Official Record 32080E16;

South 04°45'21" West, with the westerly line of said 0.8437 acre tract and that 0.844 acre tract conveyed to Neal A. Mathias and Dorothy Mathias by deed of record in Instrument Number 200006190120542, a distance of 240.00 feet to a point;

South 85°14'30" East, with the southerly line of said 0.844 acre tract (Mathias), a distance of 260.02 feet to a point in the westerly line of said 0.579 acre tract; and

South 04°44'57" West, with said westerly line, a distance of 630.82 feet to the POINT OF BEGINNING, containing 19.52 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DEC 03 2014

The City of Grove City, Ohio

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DEC 29 2014

GC PLANNING COMMISSION

November 03, 2014

Epcon Communities
500 Stonehenge Parkway
Dublin, Ohio 43017

Subject: Preliminary Development
Plan Approval

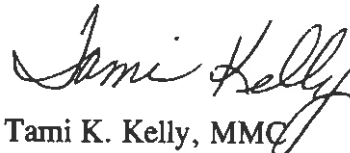
Dear Mr. Rhoades:

In accordance with Section 1135.14(a)(3) of the Codified Ordinances of Grove City, Ohio, this letter serves to provide the required recommendations of the Planning Commission and Council for the above referenced Preliminary Development Plan.

Please be advised that on October 20, 2014, the Council of Grove City, Ohio approved Resolution CR-60-14, in principal, the Preliminary Development plan for the Courtyards at Hoover, located at 4883 & 4895 Hoover Road, Grove City, Ohio. A copy of this Resolution is enclosed for your records, which also reflects the recommendations of Planning Commission in its body.

If you have any questions, please feel free to contact my office.

Very truly yours,
CITY OF GROVE CITY



Tami K. Kelly, MMC
Clerk of Council

TKK/prelim plan notice

RESOLUTION NO. CR-60-14

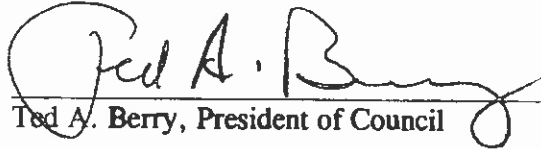
A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN
FOR THE COURTYARDS AT HOOVER LOCATED AT 4883 & 4895 HOOVER ROAD

WHEREAS, on October 07, 2014, the Planning Commission recommended approval of the preliminary development plan for The Courtyards at Hoover as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for The Courtyards at Hoover, as submitted.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.


Ted A. Berry, President of Council


Richard L. Stage, Mayor

Passed: 10-20-14
Effective: 10-20-14

Attest:


Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.


Stephen J. Smith, Director of Law

Adjacent Property Owners Mailing Addresses

BRADSHAW KEITH R
BRADSHAW MARLENE M
4900 HOOVER RD
GROVE CITY OH 43123

GROVE CITY CHURCH
OF THE NAZARENE
4910 HOOVER RD
GROVE CITY OH 43123

PULSINELLI MICHAEL A &
MILLER DAWN R
2600 LORIS RD
GROVE CITY OH 43123

BRADY RICK K &
KIMBERLY M
2663 HANARRY RD
GROVE CITY OH 43123

GULICK RYAN &
KELLY N
2607 HOOVER CROSSING
GROVE CITY OH 43123

RLS SIGMAN AMY L
2972 ORDERS RD
GROVE CITY OH 43123

BYARD GARY L &
DOROTHY M
2553 HOOVER CROSSING
GROVE CITY OH 43123

JOHNSON DAVID J &
BELINDA S
2647 HOOVER CROSSING
GROVE CITY OH 43123

ROACH JON C &
KARLA K
2563 HOOVER CROSSING
GROVE CITY OH 43123

CIBOREK BRIAN &
ERIKA
2588 LORIS RD
GROVE CITY OH 43123

LAMBERT DAVID B TOD
2543 HOOVER CROSSING
GROVE CITY OH 43123

ROUSH TIMOTHY F &
KAREN D
2664 HANARRY RD
GROVE CITY OH 43123

COOPER DAVID P &
MONICA
2962 ORDERS RD
GROVE CITY OH 43123

MARSHALL CHRISTOPHER
& KERRIE L
2657 HOOVER CROSSING
GROVE CITY OH 43123

SAULS STEVEN W &
DEBRA L
2575 HOOVER CROSSING
GROVE CITY OH 43123

DANIELL KARY P &
BRENDA D
2932 ORDERS RD
GROVE CITY OH 43123

MARTIN PHBILLIP &
ANGELA A
2627 HOOVER CROSSING
GROVE CITY OH 43123

SAYRE JAMES D &
TRICIA D
2612 LORIS RD
GROVE CITY OH 43123

DENNIS JAMES W, TR
DENNIS, BEVERLY JE
2637 HOOVER CROSSING
GROVE CITY OH 43123

NEAL MARK W &
KATRINA
2636 LORIS RD
GROVE CITY OH 43123

SEQUEIRA GERALDINE TR
2952 ORDERS RD
GROVE CITY OH 43123

EXLINE MICHAEL L
2653 HANARRY RD
GROVE CITY OH 43123

PARCHER DAVID L
2595 HOOVER CROSSING
GROVE CITY OH 43123

SINGLETON JASON L &
MARY
2648 LORIS RD
GROVE CITY OH 43123

FISCHER HOMES
2922 ORDERS RD
GROVE CITY OH 43123

PESTEL EMERY F
4895 HOOVER RD
GROVE CITY OH 43123

BRADSHAW KEITH R
BRADSHAW MARLENE M
4900 HOOVER RD
GROVE CITY OH 43123

FISCHER SINGLE
FAMILY HOMES
2942 ORDERS RD
GROVE CITY OH 43123

PESTEL EMERY F &
CAROLYN K
4883 HOOVER RD
GROVE CITY OH 43123

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FOCCN HOLDINGS LLC
4860 HOOVER RD
GROVE CITY OH 43123

DEC 19 2014

GC PLANNING COMMISSION

Adjacent Property Owners Mailing Addresses

WARD JACK & SHARON J
4820 HOOVER RD
GROVE CITY OH 43123

GROVE CITY CHURCH OF
THE NAZARENE
4770 HOOVER RD
GROVE CITY OH 43123

MR. JOEL RHOADES
EPCON COMMUNITIES
500 STONEHENGE PKWY
DUBLIN OH 43017

MARGIES COVE LLC
495 S. HIGH ST., SUITE 150
COLUMBUS OH 43215

HOMEWOOD CORPORATION
2700 E DUBLIN GRANVILLE RD
COLUMBUS OH 43231

Adjacent Property Owners Tax Mailing Addresses

CITIMORTGAGE INC
95 METHODIST HILL DR
ROCHESTER, NY 14623
PN:160-001058

MARGIES COVE LLC
495 S HIGH ST SUITE 150
COLUMBUS, OH 43215
PN: 040-012666

WELLS FARGO REAL
ESTATE MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328
PN: 040-012627

FLAGSTAR BANK
1 CORELOGIC DR DFW 5-2
WESTLAKE, TX 16262
PN: 040-008024

GROVE CITY CHURCH OF
THE NAZARENE
4770 HOOVER RD
GROVE CITY, OH 43123

PARCHER DAVID L
2595 HOOVER CROSSING WAY
GROVE CITY, OH 43123

BYARD GARY L &
DOROTHY M
2553 HOOVER CROSSING
GROVE CITY OH 43123

FIFTH THIRD BANK DFW4-2
1 CORELOGIC DR
WESTLAKE, TX 76262
PN: 040-007574

OCWEN LOAN SERVICING
1661 WORTHINGTON RD #100
WEST PALM, FL 33409
PN: 040-012624

CIBOREK BRIAN &
ERIKA
2588 LORIS RD
GROVE CITY OH 43123

HOMEWOOD CORPORATION
2700 E DUBLIN GRANVILLE RD
COLUMBUS, OH 43231
PN: 040-015173

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328
PN: 040-012622

BMI FED CREDIT UNION
760 KINNEAR RD
COLUMBUS, OH 43212
PN: 040-012621

JOHNSON DAVID J W &
BELINDA S
2647 HOOVER CROSSING CT
GROVE CITY, OH 43123

GREEN TREE SERVICING
345 ST PETER ST L800
ST PAUL, MN 55102
PN: 040-007570

FLAGSTAR BANK
1 CORELOGIC DR DFW 5-2
WESTLAKE, TX 16262
PN: 040-012618

CHASE HOME FINANCE LLC
1 CORELOGIC DR
WESTLAKE, TX 76262
PN: 040-007568

UNION SAVINGS BANK
ESCROW DEPT
8534 E KEMPER RD FL 2
CINCINNATI, OH 45249
PN: 040-008022

DENNIS JAMES W, TR
DENNIS, BEVERLY JE
2637 HOOVER CROSSING
GROVE CITY OH 43123

MARSHALL CHRISTOPHER
& KERRIE L
2657 HOOVER CROSSING
GROVE CITY, OH 43123

OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD #100
WEST PALM, FL33409
PN: 040-007571

CITIMORTGAGE INC
95 METHODIST HILL DR
ROCHESTER, NY 14623
PN: 040-008023

FIFTH THIRD BANK DFW4-2
1 CORELOGIC DR
WESTLAKE, TX 76262
PN: 040-007576

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328
PN: 040-012625

FISCHER HOMES COL L P
3940 OLYMPIC BLVD
SUITE 100
ERLANGER, KY 41018
PN: 040-012617

MATHIAS NEAL A TR
MATHIAS DOROTHY T
4871 HOOVER RD
GROVE CITY, OH 43123

SEQUEIRA GERALDINE TR
2952 ORDERS RD
GROVE CITY, OH 43123

FISCHER SINGLE
FAMILY HOMES
2670 CHANCELOOR DR #300
CRESTVIEW HILLS, KY 41017
PN: 040-012619

MATHIAS NEAL A TR
MATHIAS DOROTHY J
4871 HOOVER RD
GROVE CITY, OH 43123

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328
PN: 040-012628

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DEC 29 2011

GC PLANNING COMMISSION

Adjacent Property Owners Tax Mailing Addresses

CITIMORTGAGE INC
95 METHODIST HILL DR
ROCHESTER, NY 14623
PN: 160-001058

FGCCN HOLDINGS LLC
1520 HINER RD
ORIENT OH 43146
PN: 160-001626

GROVE CITY CHURCH OF
THE NAZARENE
4770 HOOVER RD
GROVE CITY, OH 43123
PN: 160-001395

WARD JACK
WARD SHARON J
4820 HOOVER RD
GROVE CITY OH 43123



December 29, 2014

Mr. Joel Rhoades
EPCON Communities, Inc.
500 Stonehenge Pkwy
Dublin, Ohio 43017

Subject: The Courtyards on Hoover

Dear Mr. Rhoades,

As requested, EMH&T has prepared a revised trip generation analysis for The Courtyards on Hoover, a planned community located on the west side of Hoover Road just north of Orders Road in Grove City, Ohio.

The development is planned to consist of 44 detached and 20 attached condominium homes designed and marketed to attract a unique clientele. Site generated trip ends were forecast using data and methodology contained in Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012). Daily, morning and afternoon peak hour traffic volumes were estimated using trip generation rates published for ITE land use code 251, Senior Adult Housing-Detached and code 252, Senior Adult Housing-Attached. As shown in Table 1 below, the proposed development is expected to generate 14 external trips in the morning peak hour (5 entering, 9 exiting) and 29 external trips in the afternoon peak hour (18 entering, 11 exiting). The 298 daily trips equate to 4.7 trips per unit per day, which is consistent with a previous study of EPCON communities which showed that the communities generate at a rate of 4.9 trips per unit per day.

Table 1 - Trip Generation – Senior Adult Housing

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
<u>Senior Adult Housing (Detached)</u> (Use for Condo Communities)	44 units	251	ADT	$\ln(T)=0.89\ln(x)+2.06$	228	114	114
			AM Peak	$T=0.22(x)$	10	4	6
			PM Peak	$\ln(T)=0.75\ln(x)+0.35$	24	15	9
<u>Senior Adult Housing (Attached)</u> (Use for Apartment Communities)	20 units	252	ADT	Average Rate=3.44	70	35	35
			AM Peak	Average Rate=0.19	4	1	3
			PM Peak	Average Rate=0.23	5	3	2

Trips generated by the proposed 64 total units of senior housing were also compared to what could be generated if the site were developed with 64 single-family homes, as illustrated in Table 2 below. The comparison of trip generation estimates indicates the proposed development is expected to generate fewer peak hour trips and result in lower daily traffic generation than would be generated by a traditional single-family neighborhood.

Table 2 - Trip Generation – Single Family Detached Housing

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
<u>Single Family - Detached</u>	64 units	210	ADT	$\ln(T)=0.92\ln(x)+2.72$	698	349	349
			AM Peak	$T=0.70(x)+9.74$	55	14	41
			PM Peak	$\ln(T)=0.90\ln(x)+0.51$	70	44	26

In summary, this comparison indicates that traffic resulting from EPCON's proposed 64 total condominium homes (44 detached, 20 attached) targeted at the "Empty Nester" market is projected to total 298 trips per day compared to 698 trips per day that would be expected if 64 single-family homes were constructed on this site. EPCON's proposed development will generate approximately 57% less traffic than an equal number of single-family homes on a daily basis.

Should questions or comments arise or if I may be of further assistance in this matter, please feel free to contact me at (614) 775-4650.

Sincerely,



Douglas A. Bender, PE, PTOE
Senior Traffic Engineer

Epcon Communities

1. Property

The Courtyards on Hoover ("Property") shall consist of an approximate 19.52 acre site with approximately 621.42 feet of frontage along Hoover Road and as is further described in Exhibit A (Zoning Description).

2. General Provisions

- a. The provisions outlined within these development standards shall apply to the 19.52+/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- b. For the purposes of this Zoning & Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning & Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

3. Permitted & Accessory Use

- a. The Courtyards on Hoover will be a residential neighborhood that shall contain a mixture of single family and duplex structures with a maximum of 64 dwelling units. The developer or owner of the property may develop the site with all single family structures or a combination thereof however, there shall be no more than 20 duplex units contained in 10 structures as shown on Final Development Plan.
- b. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.



4. General Site Development Standards

- a. **Entryway.** A boulevard entry to the site will be located on Hoover Road and shall incorporate design elements in keeping with others in the area. Those elements shown are illustrative only. Details will be included with the Final Development Plan.
- b. **Streets.** All streets shall be a minimum of 24 feet in width (as measured from back of curb), privately owned and maintained by the Condominium Association.
- c. **Bike Path.** An 8-foot wide asphalt bike path shall be constructed by the developer and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path shall connect to the existing path at the west property line and connect to the site's entryway and the existing public sidewalk on the west side of Hoover Road. The path should be conveyed to the City for public use through recorded easements.
- d. **Open Space.** Open space shall be provided in accordance with Chapter 1101.
- e. **Amenity.** The developer shall construct a community clubhouse of approximately 2,700 square feet and a pool (not less than 12' x 45'). These amenities shall be used by residents and their guests in accordance with regulations established by the Condominium Association to be formed by the developer. During initial construction of the property, the community clubhouse shall be used by the developer for a sales office.
- f. **Site Lighting.** Site lighting shall be provided along the internal private streets via a decorative post with lamp fixture as indicated on the lighting plan. Additional decorative accent and landscape lighting shall be incorporated at the clubhouse, entry sign and landscape features which may be lit from a concealed source with light casted directionally up or down. No light shall be cast horizontally, and lighting fixtures will be no taller than fourteen feet (14'). The final details for lighting fixtures and locations will be approved with the final development plan.
- g. **Fencing.** Fencing shall be limited to entry feature fencing, courtyard privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- h. **Retention Ponds.** Retention ponds shall comply and constructed in accordance with Grove City's Public and Private Pond Design Criteria.
- i. **Screening, Tree Survey, and Tree Preservation**
 - i. Street trees east of the Hoover Road bike path shall be provided at a spacing of one (1) two-inch caliper tree per 50 feet of frontage. Tree genus and species shall be subject to the review and approval of the City's Urban Forester. Tree installation and maintenance shall be provided by the City.
 - ii. Perimeter screening/buffering shall be provided to ensure compatibility and adequate buffers with surrounding uses as well as acceptable separation from Hoover Road.

1. In areas determined during the development plan review and construction process by the Urban Forester to be void or deficient of trees (as result of construction activity or as an existing condition) the developer shall install trees to establish an adequate level screening and buffering in accordance with Section 1136.07.
2. Existing healthy trees located within fifteen (15') feet of the site's perimeter (measured from the property line) and within the floodplain and stream corridor protection zones noted below shall be preserved with the exception for utility crossings. Trees located within these areas as shown on the Final Development Plan shall be placed in a preservation easement and provided to the Condominium Association as part of the Declaration of Condominium.
3. Perimeter screening in areas near and around dwellings (but not along public rights-of-way or adjacent to neighboring development's open space) shall include a combination of evergreen and deciduous trees and shrubs as shown on the Final Development Plan, to an opacity of not less than eighty percent (80%), measured when plants are in leaf. Percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.
 - a. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot (1') of the ground or eight feet (8') above finished grade.
 - b. Plants shall be selected to achieve the height and opacity specified herein within five (5) years of installation and shall be not less than eight feet (8') for evergreens, two and one-half inches (2.5") caliper for deciduous and forty-two inches (42") for shrubs at the time of installation.
- iii. Three trees shall be provided per residential unit. One shade tree shall be provided between the street and the front of each residential unit to function as a street tree. One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the unit if space allows or to be planted in other open space areas within the site. These trees may not be utilized to fulfill the pond planting requirement. Details for trees and other plantings shall be provided with the Final Development Plan. At a minimum, shade trees and ornamental trees shall be two inch (2") caliper at installation.
- iv. A tree survey shall be provided showing all trees six inch (6") caliper or greater on site with the exception of the area within the floodplain and stream corridor protection zone, as code does not permit fill within this area and it will be a

preservation zone, unless the City allows otherwise. The tree survey will include the area of floodplain to be impacted by the construction of a road crossing the stream in the southwestern portion of the site.

- j. Parking.
 - i. Four parking spaces shall be provided for each dwelling unit with two spaces in the attached garage of each home and two spaces in each driveway.
 - ii. Additional parking shall be provided at the clubhouse (9 spaces) and at other locations (11 spaces) as shown on the Final Development Plan.
 - iii. No on-street parking shall be permitted on the private streets. The developer shall install "No Parking" signs as directed by the Fire Department. These "No Parking" signs will be decorative and details for these signs will be approved as part of the final development plan.
- 5. Phasing. The property will be developed as a single phase, with the sequence of construction determined by the developer as approved in final engineering.
- 6. Condominium Association Responsibilities. A condominium association will be established by the developer prior to occupancy by any residents. Control of the association shall be turned over to the residents in accordance with Ohio Law Association responsibilities shall include exterior maintenance of all buildings and structures and lawn and landscaping care for all common areas (such as the entryway, lawns, trees, site amenity, retention pond facilities and the like). All association responsibilities and obligations shall be set forth in the Declaration of Condominium prepared and recorded by the developer prior to occupancy.
- 7. Architectural Development Standards and Area Requirements.
 - a. Setbacks.
 - i. There shall be a thirty-five foot (35') building and parking setback from the property boundary.
 - ii. Building setbacks for all structures shall be a minimum of twenty feet (20') measured from the face of the garage to the back of curb of the private street. For all structures with two frontages, the side setback shall be a minimum of ten feet (10') measured from the back of curb of the private street to the closest point of the structure.
 - b. Building Standards.
 - i. The minimum living area (finished space) of each home shall not be less than 1,500 square feet.
 - ii. The maximum height of any building shall be 25 feet above grade.

- iii. All architectural features shall be as described below or as depicted on the Final Development Plan.

8. Building Design.

- a. The exteriors of the buildings shall include any of the following unless equivalents are approved by the Grove City Building Division during the building permit process:
 - i. LP Smart Side and Trim
 - ii. Aluminum or vinyl soffits and fascia
 - iii. Cultured stone
 - iv. Single hung, Low-E vinyl windows
 - v. 25 Year, dimensional architectural shingles
 - vi. Insulated 2-car garage doors
 - vii. Faux shutters
 - viii. Dormers (active and inactive)
 - ix. EIFS accents
 - x. Other materials used as minor accents subject to approval of the Building Division
- b. Exterior Colors
 - i. Siding Colors. Natural earth tones and/or warm neutral colors, including white. High-chroma colors are not permitted.
 - ii. Trim Colors. Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting to siding color. High-chroma colors are not permitted.
 - iii. Roofing Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
- c. Basements. Homes may have full or partial basements at the buyer's selection, soil conditions permitting.
- d. Garages. All dwellings shall have an attached two-car garage.
- e. Diversity. Homes adjacent to or across the street from, or diagonally across the street from each other shall be of a different style or feature different colors or architectural details to create diversity.

- f. Accessory Structures. No detached garages, sheds, or other accessory structures shall be permitted.
- g. Enhanced Elevations. Building locations that are oriented to back up to the perimeter of the subject property shall feature the enhanced exterior elevations depicted in the Final Development Plan.