

# ORDINANCE C-126-03

AN ORDINANCE FOR THE REZONING OF 625.92 ACRES LOCATED SOUTH OF WHITE ROAD AND EAST OF I-71 FROM SF-1 TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on December 02, 2003, with the stipulation that:

1. A tree survey is to be conducted on trees with a caliper of 6" or greater within all areas designated to be residential and also 100 feet into the canopy of the large wooded areas in and around the golf course. To ensure accuracy, Dan Snyder (Urban Forester) will assist the applicant.

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

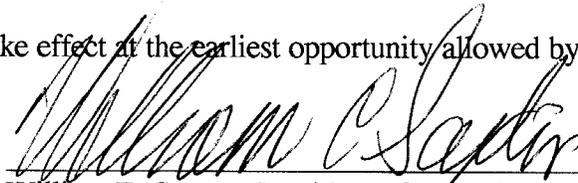
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R, with Text:

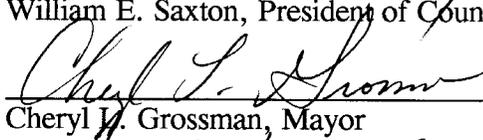
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey Nos. 478 and 6840 and being *all of those tracts of land conveyed to Frank X. Asbeck, III, B.J. and Joanne W. Roach, Eber-Lea Farms Ltd., Ronald D and Josephine L Eberhard, Susanne H. Hirth, John Seidenschmidt and Elizabeth T. Morbitzer, Steven R. and Trudy L. Funk, Daniel H. and Melissa M. Tetirick, Rinzy J. and Kim A. Nocero, David W. Hessler, Margaret Seidenschmidt, and M/I Schottenstein Homes, Inc. all by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.*

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

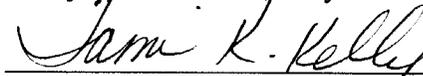
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.



William E. Saxton, President of Council



Cheryl J. Grossman, Mayor



Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

Passed: 2-2-04  
Effective: 3-4-04

Attest:

I Certify that this ordinance is correct as to form.

C-126-03  
Exh. B + "A"  
**Zoning Description**  
**625.92 Acres**

Situated in the State of Ohio, County of Franklin, Township of Jefferson, lying in Virginia Military Survey Nos. 478 and 6840, and being all of the those tracts of land as conveyed to Frank X. Asbeck, III by deed of record in Official Record 20389 I12, B.J. and Joanne W. Roach by deed of record in Official Record 6203 J20, Eber-Lea Farms Ltd. by deed of record in Official Record 1443 E13, Ronald D. and Josephine L. Eberhard by deeds of record in Deed Book 3480, Page 442 and Instrument No. 199903150063100, Susanne H. Hirth by deed of record in Official Record 8850 I07, John Seidenschmidt and Elizabeth T. Morbitzer by deed of record in Official Record 21750 H12, Steven R. and Trudy L. Funk by deed of record in Instrument No. 199906150152329, Daniel H. and Melissa M. Tetirick by deed of record in Official Record 11473 G12, Rinzy J. and Kim A. Nocero by deed of record in Official Record 10044 D12, David W. Hessler by deed of record in Official Record 28318 D04 and Margaret Seidenschmidt by deed of record in Deed Book 3192, Page 194, and part of the tract conveyed to M/I Schottenstein Homes, Inc. by deed of record in Instrument Number 200101160010019, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a point in the southerly right-of-way line of White Road in the line common to said Seidenschmidt and Morbitzer tract and said Funk tract;

The following two (2) courses and distances along the easterly lines of said Seidenschmidt and Morbitzer tract and the tract conveyed to Steven R. and Trudy L. Funk by deed of record in Instrument No. 199906150152329:

1. thence South 15° 11' 10" West, a distance of 1521.85 feet, to a point;
2. thence South 02° 00' 44" West, a distance of 740.32 feet, to a point at the northwesterly corner of said Funk Tract;

The following four (4) courses and distances along the northerly lines of said Funk Tract:

1. thence South 88° 40' 24" East, a distance of 253.80 feet, to a point;
2. thence South 77° 40' 43" East, a distance of 56.46 feet, to a point;
3. thence South 60° 29' 53" East, a distance of 175.60 feet, to a point;
4. thence South 88° 09' 41" East, a distance of 206.73 feet, to a point at the northeasterly corner of said Funk tract;

thence North 01° 50' 19" East, a distance of 680.00 feet, along the westerly line of said Tetirick tract, to a point at the northwesterly corner of said Tetirick tract;

thence South 75° 42' 29" East, a distance of 2748.41 feet, along the northerly line of said Tetirick tract, to a point in the westerly right-of-way line of Jackson Pike (SR 104);

thence South 02° 40' 18" West, a distance of 1341.06 feet, along said westerly right-of-way line of Jackson Pike, to a point;

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thence North 74° 55' 49" West, a distance of 3326.03 feet, along the southerly lines of said Tetrick and Funk tracts, to a point;

The following two (2) courses and distances along the northerly lines of said Nocero tract:

1. thence South 14° 37' 50" West, a distance of 1021.99 feet, to a point;
2. thence South 74° 50' 22" East, a distance of 1277.07 feet, to a point in the westerly right-of-way line of Holton Road;

thence South 14° 54' 34" West, a distance of 635.60 feet, along said westerly right-of-way line of Holton Road, to a point;

thence North 75° 03' 30" West, a distance of 1608.83 feet, along the southerly line of said Nocero tract, to a point in the easterly line of said Hirth tract;

thence South 26° 35' 35" East, a distance of 285.62 feet, along the easterly line of said Hirth tract, to a point at the southeasterly corner of said Hirth Tract;

The following twenty-two (22) courses and distances along the southerly lines of said Hirth tract:

1. thence South 85° 03' 35" West, a distance of 154.55 feet, to a point;
2. thence South 63° 16' 14" West, a distance of 89.27 feet, to a point;
3. thence South 81° 29' 02" West, a distance of 245.56 feet, to a point;
4. thence North 77° 12' 06" West, a distance of 141.44 feet, to a point;
5. thence North 72° 44' 25" West, a distance of 159.40 feet, to a point;
6. thence North 64° 35' 13" West, a distance of 123.28 feet, to a point;
7. thence North 81° 59' 20" West, a distance of 149.84 feet, to a point;
8. thence North 57° 05' 48" West, a distance of 80.31 feet, to a point;
9. thence North 39° 48' 34" West, a distance of 311.54 feet, to a point;
10. thence North 35° 47' 19" West, a distance of 215.67 feet, to a point;
11. thence North 41° 11' 11" West, a distance of 132.21 feet, to a point;
12. thence North 54° 49' 54" West, a distance of 149.97 feet, to a point;
13. thence North 52° 27' 50" West, a distance of 117.41 feet, to a point;
14. thence North 61° 06' 12" West, a distance of 90.40 feet, to a point;

625.92 Acres

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15. thence North 47° 58' 44" West, a distance of 112.32 feet, to a point;
16. thence North 87° 43' 15" West, a distance of 147.27 feet, to a point;
17. thence North 60° 31' 26" West, a distance of 129.63 feet, to a point;
18. thence North 41° 12' 40" West, a distance of 329.52 feet, to a point;
19. thence North 35° 56' 44" West, a distance of 580.07 feet, to a point;
20. thence North 43° 36' 32" West, a distance of 189.45 feet, to a point;
21. thence North 55° 25' 00" West, a distance of 363.51 feet, to a point;
22. thence North 87° 49' 38" West, a distance of 118.54 feet, to a point at the southwesterly corner of said Hirth tract;

thence North 01° 55' 43" East, a distance of 402.00 feet, along the westerly line of said Hirth tract, to a point in the southerly line of Eber-Lea Farms tract;

Thence North 85° 58' 35" West, a distance of 1859.02 feet, along said southerly line, to a point;

The following three (3) courses across said M/I Schottenstein tract:

1. Thence South 03° 51' 09" West, a distance of 1050.71 feet to a point;
2. Thence North 86° 08' 51" West, a distance of 10.00 feet to a point;
3. Thence South 03° 51' 09" West, a distance of 190.18 feet to a point in the southerly line of said M/I Schottenstein tract;

Thence North 86° 33' 19" West, a distance of 593.08 feet, along said southerly line, to a point in the easterly line of said Roach tract;

thence South 01° 58' 35" West, a distance of 2168.89 feet, continuing along an easterly line of said Roach tract, to a point in the northerly right-of-way line of Holton Road;

thence North 87° 14' 03" West, a distance of 272.41 feet, along said northerly right-of-way line of Holton Road, to a point;

The following three (3) courses and distances along the southerly lines of said Roach tract:

1. thence North 03° 41' 02" East, a distance of 248.97 feet, to a point;
2. thence North 86° 56' 08" West, a distance of 198.28 feet, to a point;
3. thence South 04° 47' 32" West, a distance of 250.13 feet, to a point in said northerly right-of-way line of Holton Road;

625.92 Acres

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thence North 87° 14' 03" West, a distance of 59.07 feet, along the northerly right-of-way line of Holton Road, to a point;

The following three (3) courses and distances along the westerly lines of said Roach tract:

1. thence North 04° 26' 09" East, a distance of 402.11 feet, to a point;
2. thence North 87° 02' 22" West, a distance of 253.64 feet, to a point;
3. thence North 04° 35' 49" East, a distance of 647.73 feet, to a point at the southeasterly corner of said Asbeck tract;

thence North 87° 01' 29" West, a distance of 1630.91 feet, along the southerly line of said Asbeck tract, to a point in the easterly right-of-way line of Interstate 71;

The following five (5) courses and distances along the easterly right-of-way lines of said Interstate 71:

1. thence North 46° 46' 52" East, a distance of 3772.12 feet, to a point;
2. thence along the arc of a curve to the right, having a radius of 6898.09 feet, a central angle of 02° 02' 22" and a chord that bears North 47°01'24" East, a chord distance of 245.51 feet, to a point of compound curvature;
3. thence along the arc of a curve to the right, having a radius of 8655.35 feet, a central angle of 01° 30' 24" and a chord that bears North 47°05'44" East, a chord distance of 227.58 feet, to a point;
4. thence North 46° 48' 07" East, a distance of 187.12 feet, to a point;
5. thence along the arc of a curve to the left, having a radius of 13206.54 feet, a central angle of 04° 40' 35" and a chord that bears North 43°12'11" East, a chord distance of 1077.58 feet, to a point at the northwesterly corner of said Eber-Lea tract;

The following three (3) courses and distances along the northerly lines of said Eber-Lea tract:

1. thence South 84° 43' 08" East, a distance of 555.93 feet, to a point;
2. thence South 83° 53' 31" East, a distance of 1499.01 feet, to a point;
3. thence North 14° 21' 40" East, a distance of 1262.02 feet, to a point in the southerly right-of-way line of White Road;

The following nine (9) courses and distances along the southerly right-of-way line of White Road:

1. thence along the arc of a curve to the right having a radius of 6969.90 feet, a central angle of 08° 09' 13" and a chord that bears South 82°14'16" East, a chord distance of 991.04 feet, to a point;

**625.92 Acres**

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2. thence South 35° 15' 17" East, a distance of 51.84 feet, to a point;
3. thence South 08° 42' 27" West, a distance of 67.38 feet, to a point;
4. thence South 14° 22' 20" West, a distance of 78.56 feet, to a point;
5. thence South 75° 37' 44" East, a distance of 112.00 feet, to a point;
6. thence North 14° 22' 21" East, a distance of 128.11 feet, to a point;
7. thence North 56° 35' 32" East, a distance of 67.56 feet, to a point;
8. thence South 82° 08' 12" East, a distance of 56.48 feet, to a point;
9. thence South 74° 45' 45" East, a distance of 1642.18 feet, to the point of beginning and containing 625.92 acres of land, more or less.

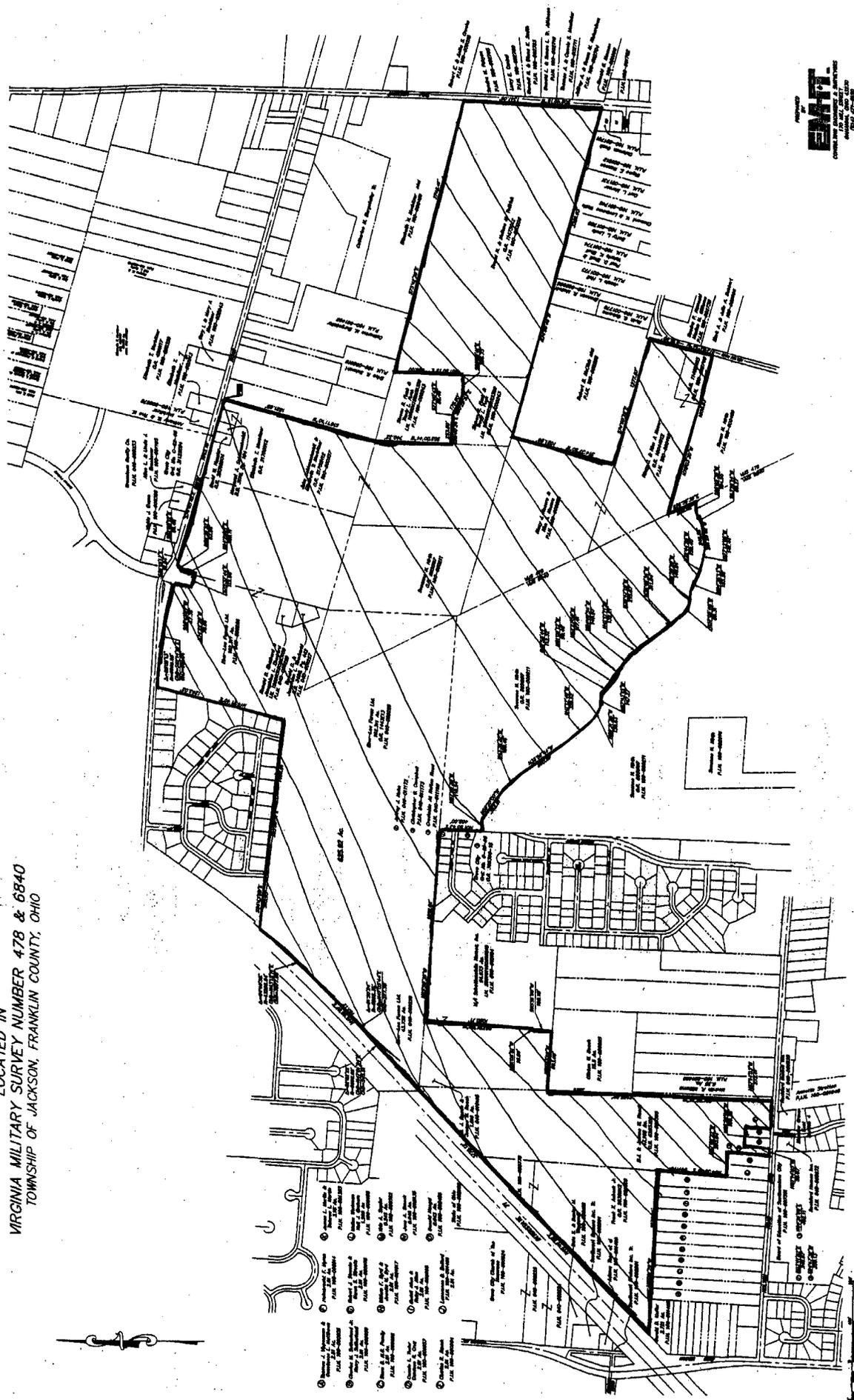
This description was written from record information only and should not be considered a boundary survey.

**EVANS, MECHWART, HAMBLETON & TILTON, INC.**

C-126-03

ZONING EXHIBIT  
LOCATED IN

VIRGINIA MILITARY SURVEY NUMBER 478 & 6840  
TOWNSHIP OF JACKSON, FRANKLIN COUNTY, OHIO



PREPARED BY  
**EMT.**  
 ENGINEERS & ARCHITECTS  
 1000 W. 10th St.  
 JACKSON, OHIO 45401  
 PHONE 439-1234

SCALE: 1" = 40'

DRAWING SCALE: 1/8" = 1'

# **THE PINNACLE CLUB OF GROVE CITY 620+ ACRES**

Grove City, Ohio

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicants:

Pinnacle Development Company  
567 Lazelle Road  
Westerville, OH 43081

M/I Schottenstein Homes, Inc.  
3 Easton Oval  
Suite 540  
Columbus, OH 43219

## **ZONING TEXT**

November 3, 2003  
Revised November 17, 2003  
Revised November 23, 2003  
Revised November 26, 2003  
Revised December 1, 2003  
Revised January 30, 2004

## **INTRODUCTION:**

This zoning text establishes the permitted uses, residential densities, minimum lot sizes, the house size ranges and various other development standards for the development comprising the 620+ acres of land generally located south of White Road, west of Jackson Pike, north of Holton Road and east of Interstate 71, as more particularly depicted on the Preliminary Development Plan dated November 26, 2003 and described in the legal description submitted with the zoning application (the "Property"). The text also establishes land use, residential density and lot size for the Eberhard 3.72 acre parcel and the Nocero 10 acre parcel.

The Property or, as sometimes referred to herein, the "Pinnacle Club", is designed as a master planned community to be developed around a championship golf course. Unlike most golf course communities that are designed to maximize lot layout, often to the detriment of the golf course layout, the Pinnacle Club is first and foremost a golf course. Lot layout is designed not to interfere with golf or to distract from the public views into the golf course from public right-of-ways. The natural beauty of the land east of the proposed Buckeye Parkway extension is captured and preserved by golf course. Lots and condominium sites are located in areas that compliment the golf course design.

The future residents of the Pinnacle Club, the residents of the existing M/I Homes Creekside development and the general public, as they drive Buckeye Parkway and the proposed Pinnacle Club Drive, will be treated to exceptional views into the golf course. Much of Buckeye Parkway, as extended through the Property, and most of Pinnacle Club Drive will be single loaded (only one side of the road developed with housing) to provide unobstructed public views of the golf course. Unlike most golf course communities, the golf course will not be hidden from the general public.

One's arrival to the Pinnacle Club will be announced at Buckeye Parkway and White Road. Spectacular entrance features to be presented to the City as part of the development plan approval process will set the tone for what lies beyond the gateway. Landscaping along White Road and throughout the Property will provide visual image and identity of the Pinnacle Club at the entranceway and throughout the Property.

The general land use design of the Property is to step down residential densities from Interstate 71 eastward, with densities east of Buckeye Parkway being extremely low. The land west of Buckeye Parkway, including condominium Subareas F, G and J, have a combined density of 5.85 dwelling units per acre. Not including the Subareas F, G and J, the density west of Buckeye Parkway is 4.56 dwelling units per acre. Although multi-family apartments are typically located on land along freeways, all dwelling units within the Pinnacle Club development will be for sale to individual owners.

Because of the size of the development, multiple Subareas will be developed simultaneously. Buckeye Parkway and Pinnacle Club Drive will be constructed in their entirety at the beginning of development. The traditional concept of phasing sequence is not applicable with this development. A tree survey will not be required as part of the development plan review of Subarea L.

**I. SUBAREA A (65.7 ACRES)**

- A. Permitted Uses: Subarea A consists of two (2) areas: A<sub>1</sub> consists of 39.1± acres containing approximately 78 lots; Subarea A<sub>2</sub> consists of 26.6± acres containing approximately 57 lots. Subarea A may be enlarged and the number of lots in Subarea A may be increased provided views into the golf course from public rights-of-way are maintained and further subject to the established minimum lot size requirements set forth below. Subarea A, also referred to herein as the "Estate Lots", will be sold to custom home builders, which shall include M/I Homes Showcase division. Contiguous platted lots may be combined in whole or part resulting in larger lots.
- B. Density: As provided in Section I(A) above, subarea size may increase and densities may increase or decrease provided views into golf course are maintained.
- C. Lot Size: Subarea A contains 90' and 100' wide lots, measured at the building line, with a minimum lot depth of 120'. No lot in Subarea A may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line.
- D. House Sizes: The minimum house size in Subarea A shall be 2,400 square feet
- E. Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design review manual will be in place prior to any final platting of this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or beaded lap profile and shake profile vinyl siding with .044 gauge or greater, where appropriate. The roof material will be dimensional architectural shingles.
- F. Streets / Sidewalks:

(1). Streets within Subarea A shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide brick or concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

G. Street Trees: Street trees shall be 3" to 3.5" in caliper at planting and planted 35' on center.

## II. SUBAREA B (13.7ACRES)

A. Permitted Uses: Subarea B shall be developed with single-family homes as an expansion of the adjacent Creekside Subdivision.

B. Density: The maximum number of homes in Subarea B shall be 45 for a total maximum density of approximately 3.3 dwelling units per acre.

C. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

D. Lot Sizes / House Sizes:

(1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes.

E. Streets / Sidewalks:

(1). Streets within Subarea B shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

F. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

### III. SUBAREA C (45.3 ACRES)

- A. Permitted Uses: Subarea C consists of 45.3 acres containing approximately 140 homes. All homes shall have a two-car garage.
- B. Density: The maximum number of homes in Subarea C shall be 140 for a total maximum density of approximately 3.1 dwelling units per acre.
- C. Lot Sizes: Lots shall have a minimum width of 70' at the building line and a minimum depth of 120'. Lots contiguous to Subarea L shall have a minimum width of 80' at the building line and a minimum depth of 120'.
- D. House Sizes: House sizes shall range in size from a minimum square footage of 1,800' for all homes, up to and including 3,500 square foot homes. 80% of all homes shall exceed 2,000 square feet in size.
- E. Exterior Materials: All home exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and/or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea C shall be brick or stone. 50% of the homes within Subarea C [i.e. 70 homes (140 ÷ 50%)] shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors, shall be excluded from the calculation) an example of the brick options are shown on Exhibit 1. Most windows on the front of each home will have shutters.
- F. Roof:
  - (1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.
  - (2). The roof material will be dimensional architectural shingles.
- G. Streets / Sidewalks:
  - (1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

(3). All homes shall have brick paver walks from the driveway to the front door of the house.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

IV. **SUBAREA D ( 52.7 ACRES)**

A. Permitted Uses: Within Subarea D, single-family homes shall be built on a mixture of 50 and 60 foot wide single-family lots. The 50' wide lots shall front on White Road and Buckeye Parkway. The 60' wide lots shall be along the golf course and the east perimeter of the Subarea. Thirty-four of the permitted 60' lots shall back onto the golf course. All homes shall have front porches. Front porches shall range in size from 16 square feet to 100+ square feet.

B. Density: The maximum number of homes in Subarea D shall be 184 for a total maximum density of approximately 3.48 dwelling units per acre.

C. Lot Sizes: Of the 184 lots in Subarea D, 100 shall have a minimum lot width of 50' to 60' and 84 shall have a minimum lot width of 60' or greater. Lot locations shall be as generally depicted on the Preliminary Development Plan, subject to refinements resulting from final engineering.

D. House Sizes: House sizes shall range in size from a minimum square footage of 1,400 square feet up to and including 3,500 square feet. 80% of all homes shall exceed 1,800 square feet in size.

E. Exterior Materials: Homes shall be traditional Colonial and Georgian architectural styles. All home exterior shall have traditional horizontal vinyl lap siding with a .044 gauge or greater and/or natural materials. All chimneys in Subarea D shall be brick. 50% of all homes shall have some brick or stone element on the front façade an example of the brick options are shown on the

building elevations submitted as Exhibit 2. Most windows on the front of each home will have shutters.

F. Roof:

(1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.

(2). The roof material will be dimensional architectural shingles.

G. Streets / Sidewalks:

(1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the development plan.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

V. **SUBAREA E (113 ACRES)**

A. Permitted Uses: Subarea E, also sometimes referred to as the "Traditional Neighborhood Development" contains three district housing types:

(1). Carriage Homes: Single-family homes with two car attached garages. Garages are accessed from alleys at the rear of the homes. Streetscapes are pedestrian oriented with reduced setbacks and front porches closer to sidewalks. Driveways and garage doors are eliminated from street views. All homes shall have porches. Front porches shall range in size from 16 square feet to 100+ square feet.

(2). Village Homes: Single-family homes with two car attached garages area accessed from the front of the homes. Garages are

off-set 2' behind the front porch façade of the home. All homes shall have porches.

(3). Town Homes: Two-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes.

B. Density: The maximum number of homes in Subarea E shall be 572 for a total maximum density of approximately 5 units per acre. The breakdown of the number of housing types follow:

- |                     |                        |
|---------------------|------------------------|
| (1). Carriage Homes | approximately 322 lots |
| (2). Village Homes  | approximately 118 lots |
| (3). Town Homes     | approximately 132 lots |

C. Exterior Materials:

All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater. All homes will have brick or stone option for the front façade. Most windows on the front of each home will have shutters. All exposed courses of the foundation of all homes shall be split face block. 50% of the homes fronting on Buckeye Parkway and the two Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3.

D. Lot Sizes:

- |                         |                      |
|-------------------------|----------------------|
| (1). Carriage Home Lots | 47' x 70' (typical)  |
| (2). Village Home Lots  | 50' x 120' (typical) |
| (3). Town Home Lots     | 62' x 100' (typical) |
- (28.5' minimum up to 33.5' per unit)
- (4). All lots along the north boundary of Subarea E, east of the east right-of-way line of Berry Hill Drive, shall be 70' wide at the building line.

E. House Sizes: 80% of all homes in Subarea E shall exceed 1,400 square feet in size.

- |                     |   |
|---------------------|---|
| (1). Carriage Homes | house size range: 1,200 – 2,300 s.f.          |
| (2). Village Homes  | house size range: 1,200 – 2,300 s.f.          |
| (3). Town Homes     | house size: minimum of 1,760 s.f.<br>per side |

F. Roof:

(1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of

6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.

(2). The roof material will be dimensional architectural shingles.

G. Streets / Alleys / Sidewalks:

(1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Alleys shall be private and shall have a minimum right-of-way width of 16 feet and a minimum pavement width of 12 feet. All alleys shall be constructed in accordance with current City of Columbus specifications (except that rolled concrete will not be used) or as otherwise agreed to by the City with 2" asphalt surface (alley detail to be approved as part of the development plan process).

(3). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks along open space areas will be addressed as part of the development plan process.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

VI. **SUBAREAS F (31.6 ACRES), G (23.1 ACRES), I (13.4 ACRES) AND J (22.9 ACRES)**

A. Permitted Uses: Within Subareas F, G, I and J, attached single-family/cluster home condominiums shall be permitted at the densities set forth below and public uses such as a fire station/police sub-station.

B. Density: The maximum number of dwelling units shall not exceed:

- |      |           |   |
|------|-----------|---|
| (1). | Subarea F | 285 dwelling units (approximately 9du/ac)   |
| (2). | Subarea G | 207 dwelling units (approximately 9 du/ac)  |
| (3). | Subarea I | 88 dwelling units (approximately 6.6 du/ac) |
| (4). | Subarea J | 137 dwelling units (approximately 6 du/ac)  |

- C. House Sizes: Unit size shall be established as part of the development plan approval process.
- D. Exterior Materials: The exterior materials of the buildings shall be established as part of the development plan process.
- E. Streets / Sidewalks:
  - (1). Streets shall be private with a minimum pavement width of 26 feet.
  - (2). Sidewalks shall be as shown on the development plan.
- F. Open Space: Open space will be established as part of the development plan approval process.

**VII. SUBAREA H (4.9± ACRES)**

- A. Permitted Uses: Within Subarea H detached single-family homes or attached single-family/cluster homes condominiums shall be permitted.
- B. Density: The maximum number of dwelling units shall not exceed 20 dwelling units (approximately 4 dwelling units per acre).
- C. Miscellaneous: Development standards not set forth above shall be established as part of the development plan approval process.

**VIII. EBERHARD PARCEL (3.7± ACRES)**

- A. Permitted Uses: Single-family residential homes and one general office use in a separate building of no greater than 4,500 square feet shall be permitted on the Eberhard Parcel. The existing office building on the Eberhard Parcel shall be considered the permitted general office use building. Said building may be expanded, remodeled and/or demolished and rebuilt as a permitted building so long as the total building size does not exceed the 4,500 square feet limitation.
- B. Residential Density: A maximum of three (3) single-family lots may be established on the Eberhard Parcel.
- C. Lot Size: No lot in the Eberhard Parcel shall be less than .5 acres in size.
- D. House Size: The minimum house size shall be 2,000 square feet.

E. Exterior Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design review manual will be in place prior to any final platting of this Subarea. The Estate Lot Review Board which, in the review of homes on the Eberhard Parcel, shall include a member of the Ron Eberhard family, will review and approve all home and landscape plans for this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or upgraded vinyl siding where appropriate. The roof material will be dimensional architectural shingles.

F. Streets / Sidewalks:

(1). Streets: Lots may be platted with frontages on private streets.

(2). Sidewalks: Not applicable.

(3). The Eberhard Parcel shall not have direct access onto Buckeye Parkway.

G. Street Trees: Not applicable.

**IX. NOCERO PARCEL (10± ACRES)**

A. Permitted Uses: Single-family residential homes.

B. Residential Density: A maximum of four (4) single-family lots may be established on the Nocero Parcel.

C. Lot Size: No lot shall be less than 70' wide at the building line and 120' in depth.

D. House Size: The minimum house size shall be 2,000 square feet.

E. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

**X. SUBAREA K (7.9 ACRES)**

A. Permitted Uses: A community center, with swimming pool and tennis courts as generally depicted on Exhibit 4 hereto. The community center will be open to all persons living in the Pinnacle Club. The Community Center will be designed and constructed to compliment the design of the golf course club house.

**XI. SUBAREA L (200.6± ACRES)**

- A. Permitted Uses: A golf course with driving range and club house, generally as depicted on the Preliminary Development Plan and all other uses ancillary to a golf course and club house, shall be the permitted use of Subarea L.

**XII. GENERAL STANDARDS**

- A. Connectivity: Sidewalks required within Subareas and bike paths along Buckeye Parkway and Pinnacle Club Drive shall be designed to create connectivity throughout the Property.
- B. Fences:
- (1). Public Roadways: Fences along Buckeye Parkway, White Road, Jackson Pike and Pinnacle Club Drive shall be of uniform color and design. Fences shall be maintained by an association of home owners and/or the golf course owner.
- (2). Lots: All fences within a particular Subarea shall be of uniform height, color and design. Fences shall not be permitted along lot lines.
- C. Architectural Review Boards: Subareas A<sub>1</sub> and A<sub>2</sub> (the "Estate Lots") and Subarea H shall be subject to an architectural review board made up initially of four members: Susanne H. Hirth, Joseph Ciminello, a representative of the City with a single-family architectural background, and a representative of M/I Homes (the "Estate Lots Review Board") to review and approve exterior building elevations and landscaping in accordance with the design manual to be submitted with the development plan applications for those Subareas. The membership of the Estate Lots Review Board shall increase as lots are sold to home builders to include representatives of the home builders. An arbitration procedure will be established in the design manual whereby, in the event of a split vote, a designated single-family architect will resolve the impasse.
- D. Landscaping:
- (1). Entrance features to the Property are shown conceptually on Exhibit 5 with detail submittal as part of the development plan application.
- (2). Landscaping between Interstate 71 and homes or condominiums shall be approved as part of the development plan process.

(3). Typical landscaping for all homes and condominiums shall be approved as part of the development plan process.

- E. Intersections: Section 1101.05(a)(4) of the Grove City Municipal Ordinances requires that intersections be at least 200 feet apart. Any street intersections involving Buckeye Parkway, White Road, or Jackson Pike shall be designed with landscaped medians as traffic control devices therefore permitting intersections within the 200' limit of Section 1101.05(a)(4). Moreover, Section 1101.05(a)(4) shall not apply to intersections within individual Subareas. Said intersections to be approved as part of the development plan process.
- F. Setbacks: A schedule of building setbacks from the street right-of-ways for Subareas B, C, D and E is set forth in Exhibit 6.
- G. Homeowners' Associations: Subareas B, C, D, E, F, G, I and J shall each have a separate condominium or homeowners' association which shall be responsible for the maintenance of the open space and entrance features located within the Subarea. Said Subareas shall be a part of a master association which shall be responsible for the maintenance of the entrance features to the Property and the landscaping along Buckeye Parkway, White Road and Jackson Pike.
- H. Miscellaneous:
  - (1). Street Lights: Designs will be submitted as part of the development plan approval.
  - (2). Mailboxes: Designs will be submitted as part of the development plan approval.
  - (3). Pools and Sheds: Above ground swimming pools and sheds shall be prohibited throughout the Property.

## **EXHIBITS**

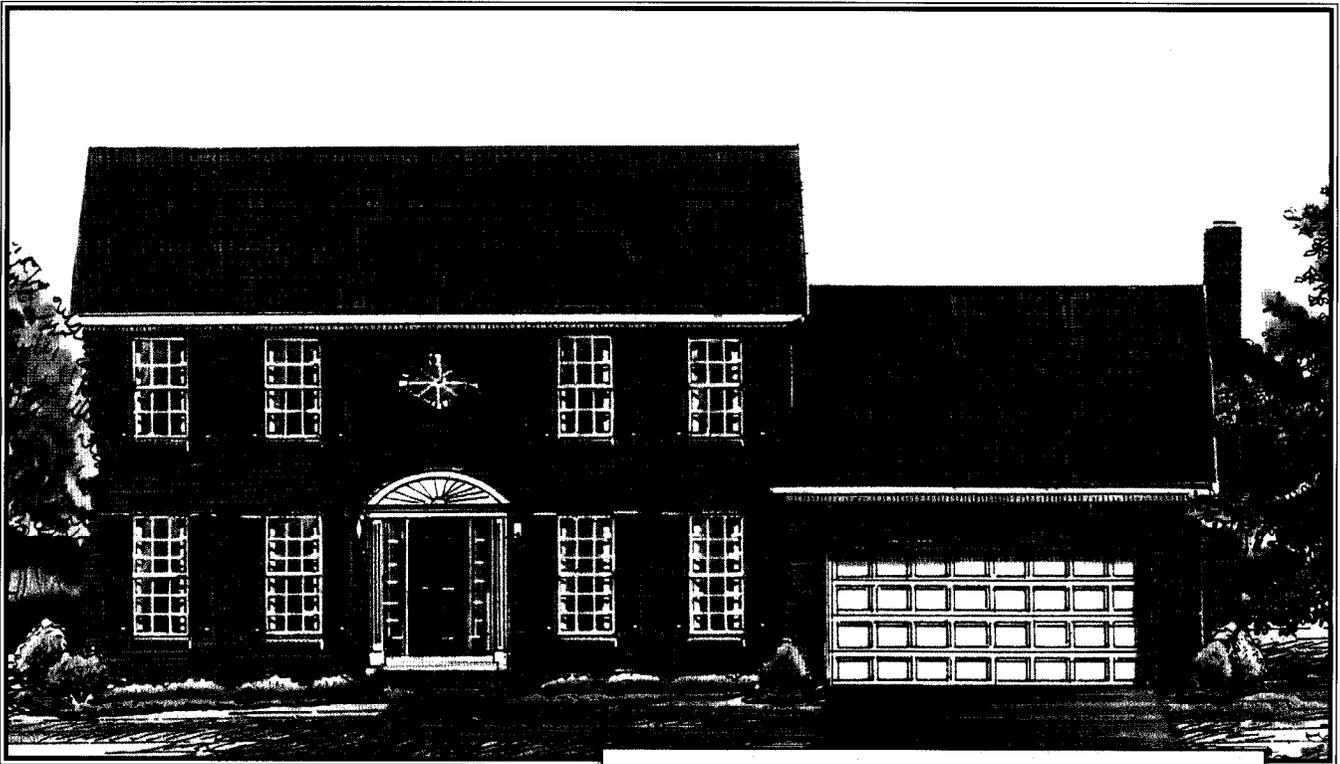
- Exhibit 1** – Building Elevations (Example of brick option for Subarea C)
- Exhibit 2** – Building Elevations (Example of brick option for Subarea D)
- Exhibit 3** – Building Elevations (Example of brick option for Subarea E)
- Exhibit 4** – Conceptual drawing of community center, swimming pool and tennis courts.
- Exhibit 5** – Conceptual drawing of entrance feature
- Exhibit 6** – Schedule of building setbacks.

**THE PINNACLE CLUB  
OF GROVE CITY**

**EXAMPLE OF BRICK OPTIONS FOR SUBAREA C  
EXHIBIT 1**

FOUNDER'S COLLECTION

# Elston



ELSTON TRADITIONAL WITH OPTIONAL BRICK FRONTS



ELSTON GEORGIAN



**M/I HOMES**<sup>®</sup>

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*Home Is a Two-Letter Word...M/I.*

FOUNDER'S COLLECTION

# Everett



EVERETT CLASSIC II



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FOUNDER'S COLLECTION

# Kenton



WITH OPTIONAL FULL PORCH



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FOUNDER'S COLLECTION

# Larson

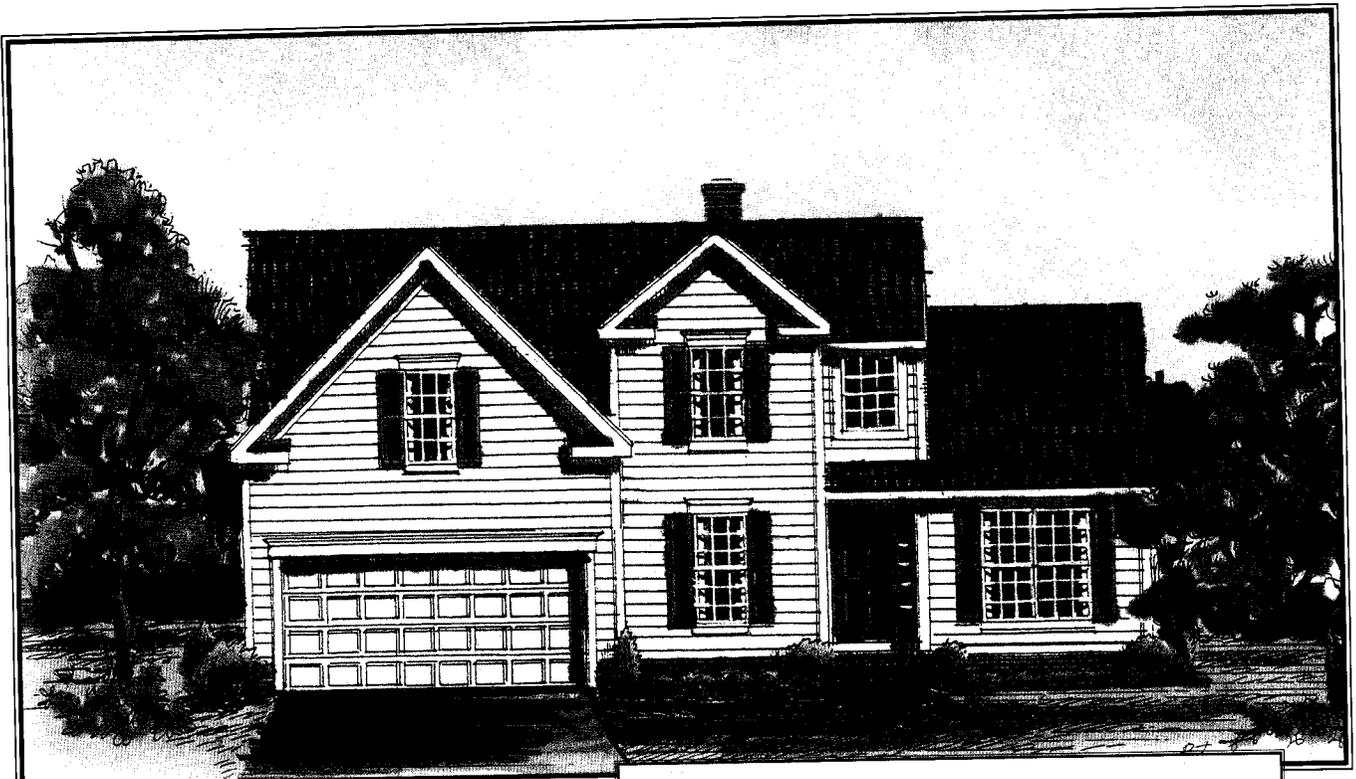


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# Pendleton



SHOWN WITH OPTIONAL BONUS ROOM

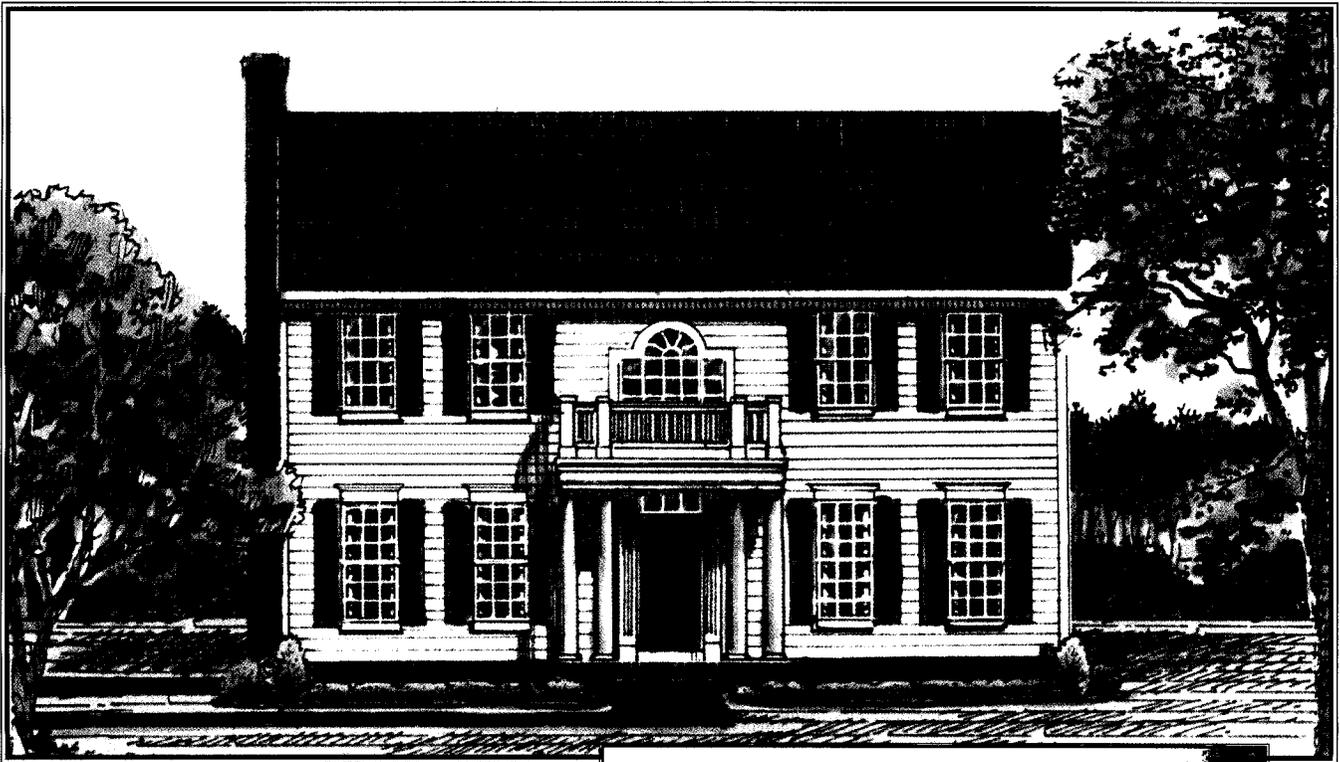


SHOWN WITH BRICK FRONT

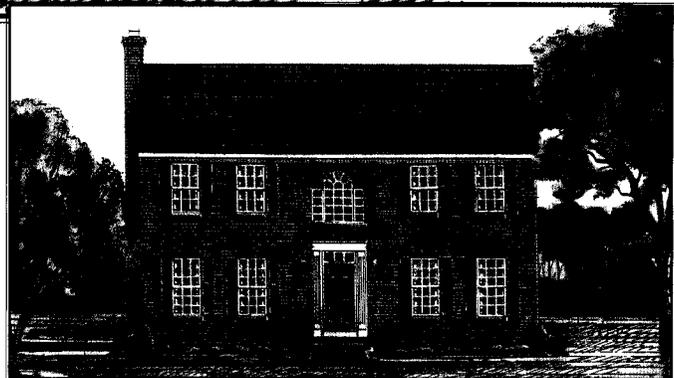
  
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# Rayburn



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FOUNDER'S COLLECTION

# Laughton



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FOUNDER'S COLLECTION

# Longmeade



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**M/I HOMES**<sup>®</sup>

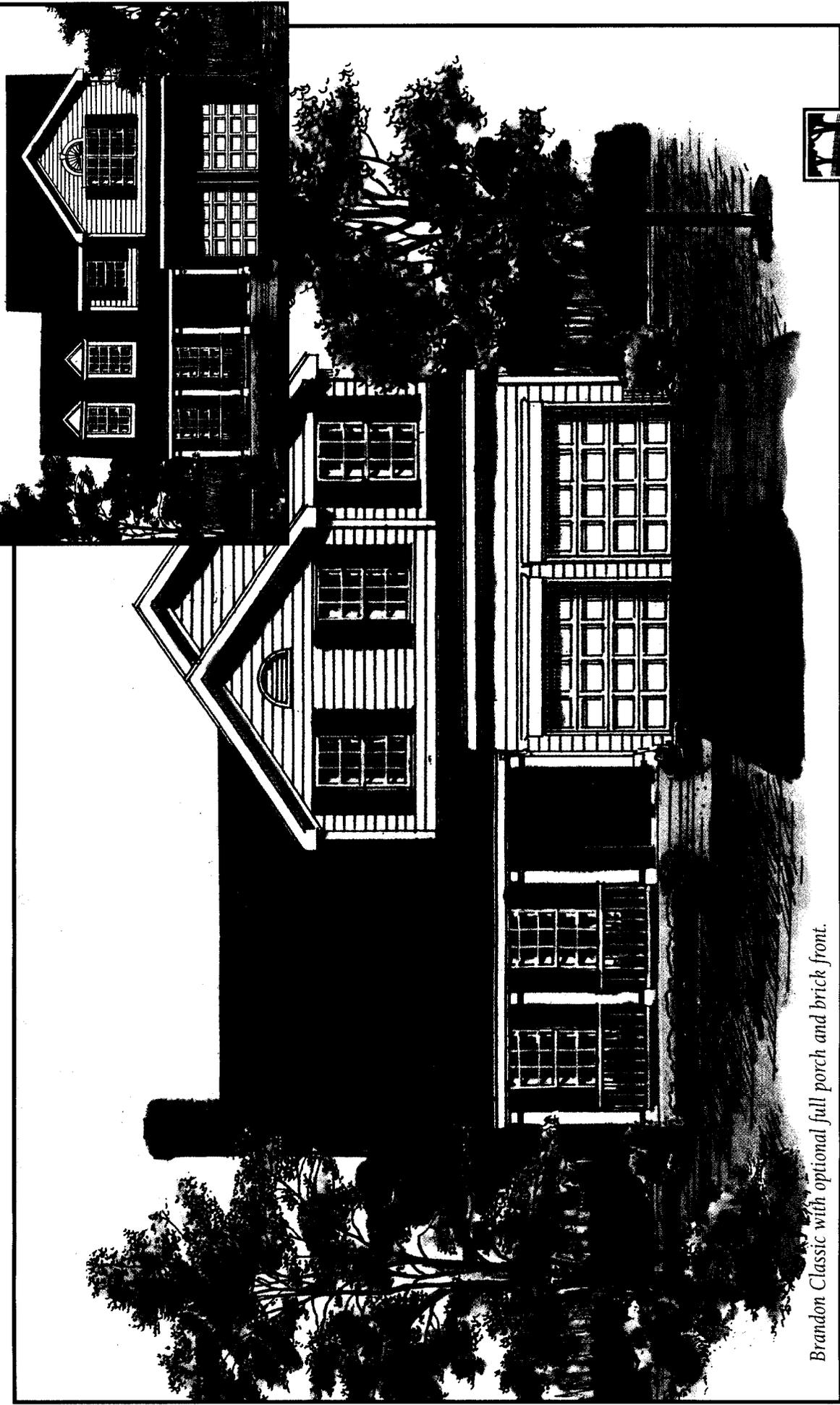
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*Home Is a Two-Letter Word... M/I.*

**THE PINNACLE CLUB  
OF GROVE CITY**

**EXAMPLE OF BRICK OPTIONS FOR SUBAREA D  
EXHIBIT 2**

*Brandon Traditional with optional full porch, brick fronts and dormers.*

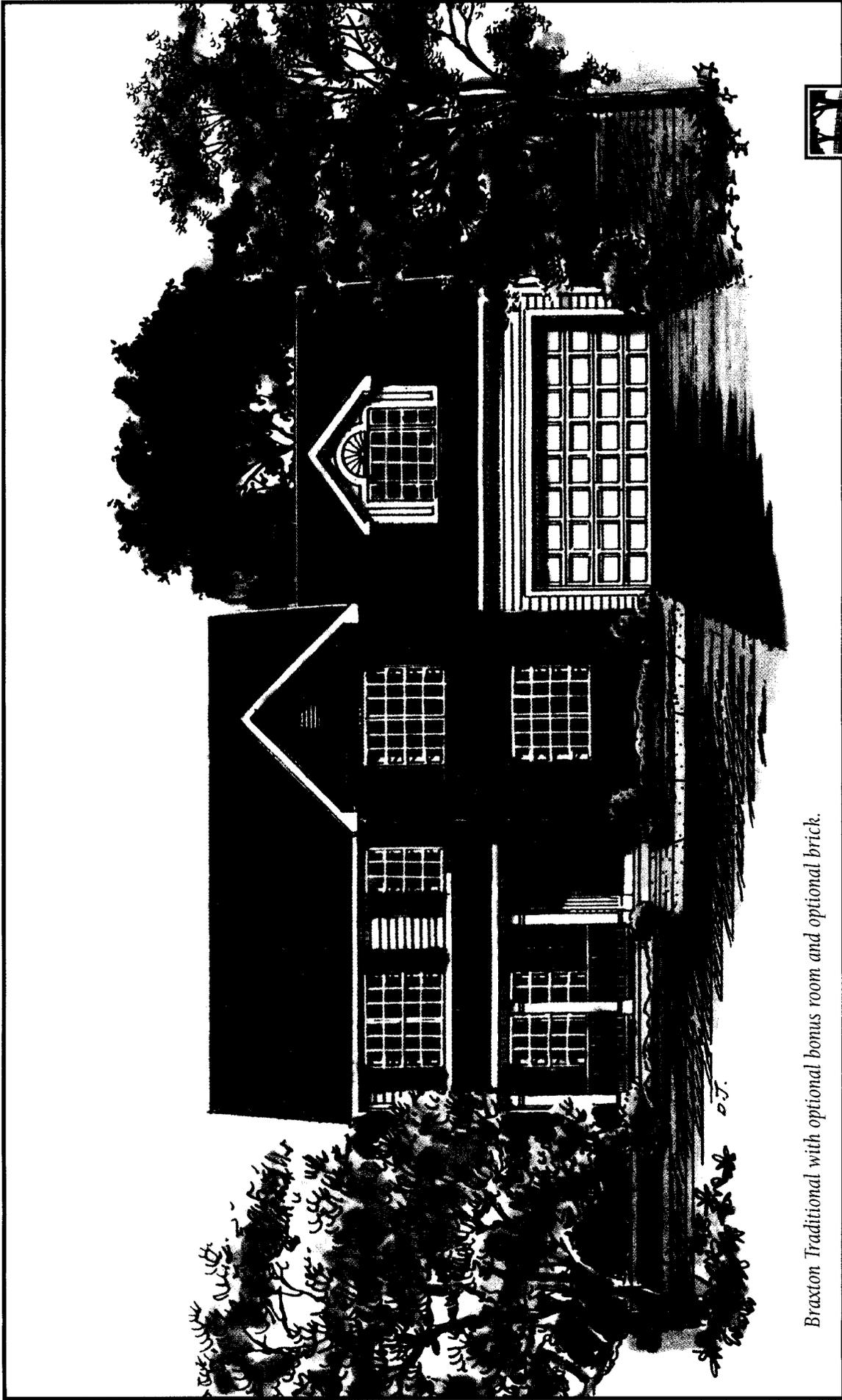


*Brandon Classic with optional full porch and brick front.*



# THE BRANDON

THE PRESERVE  
NEW ALBANY SCHOOLS



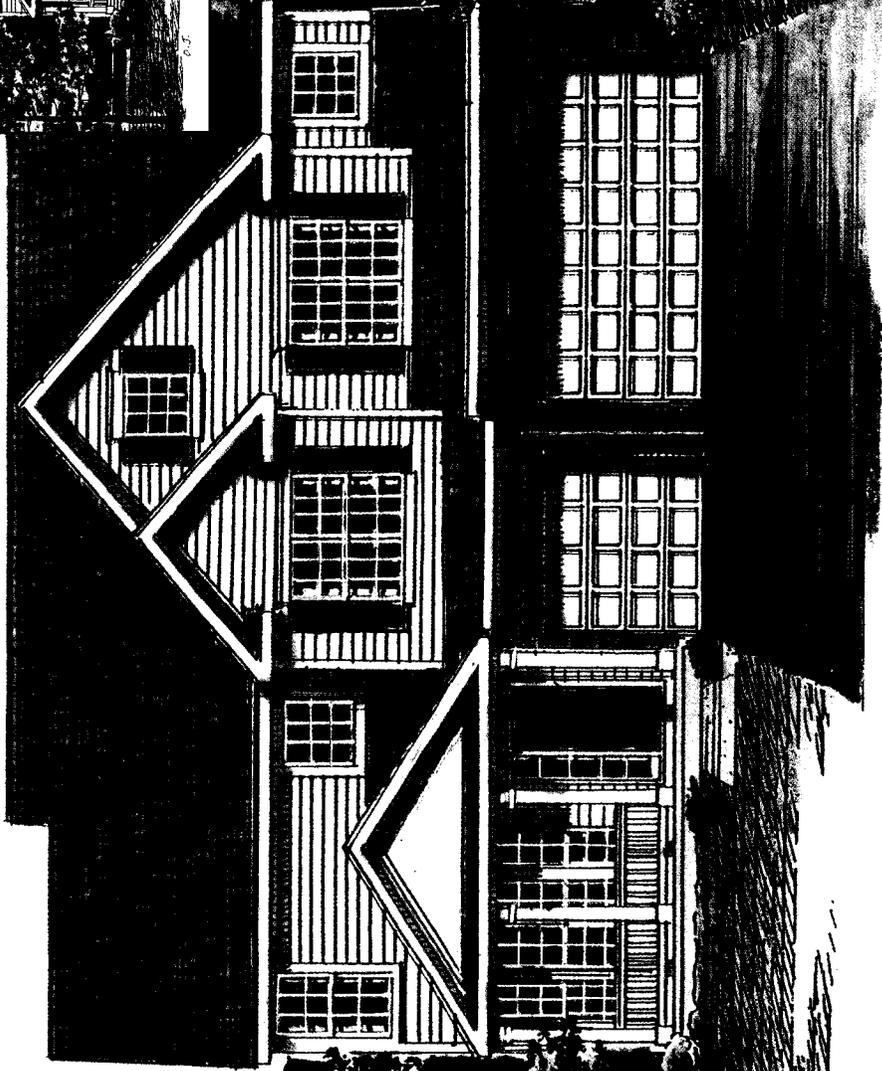
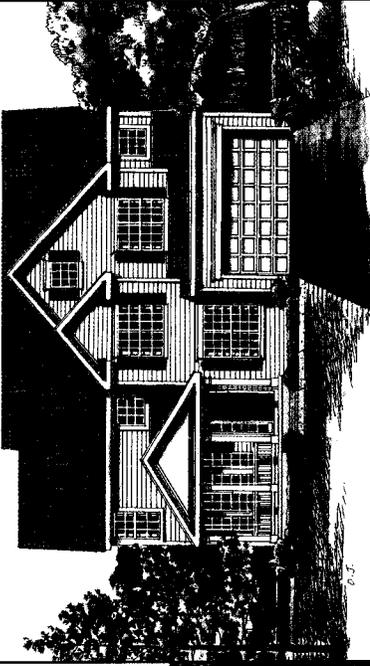
*Braxton Traditional with optional bonus room and optional brick.*

# THE BRAXTON



THE PRESERVE  
— NEW ALBANY SCHOOLS —

Covington Classic.

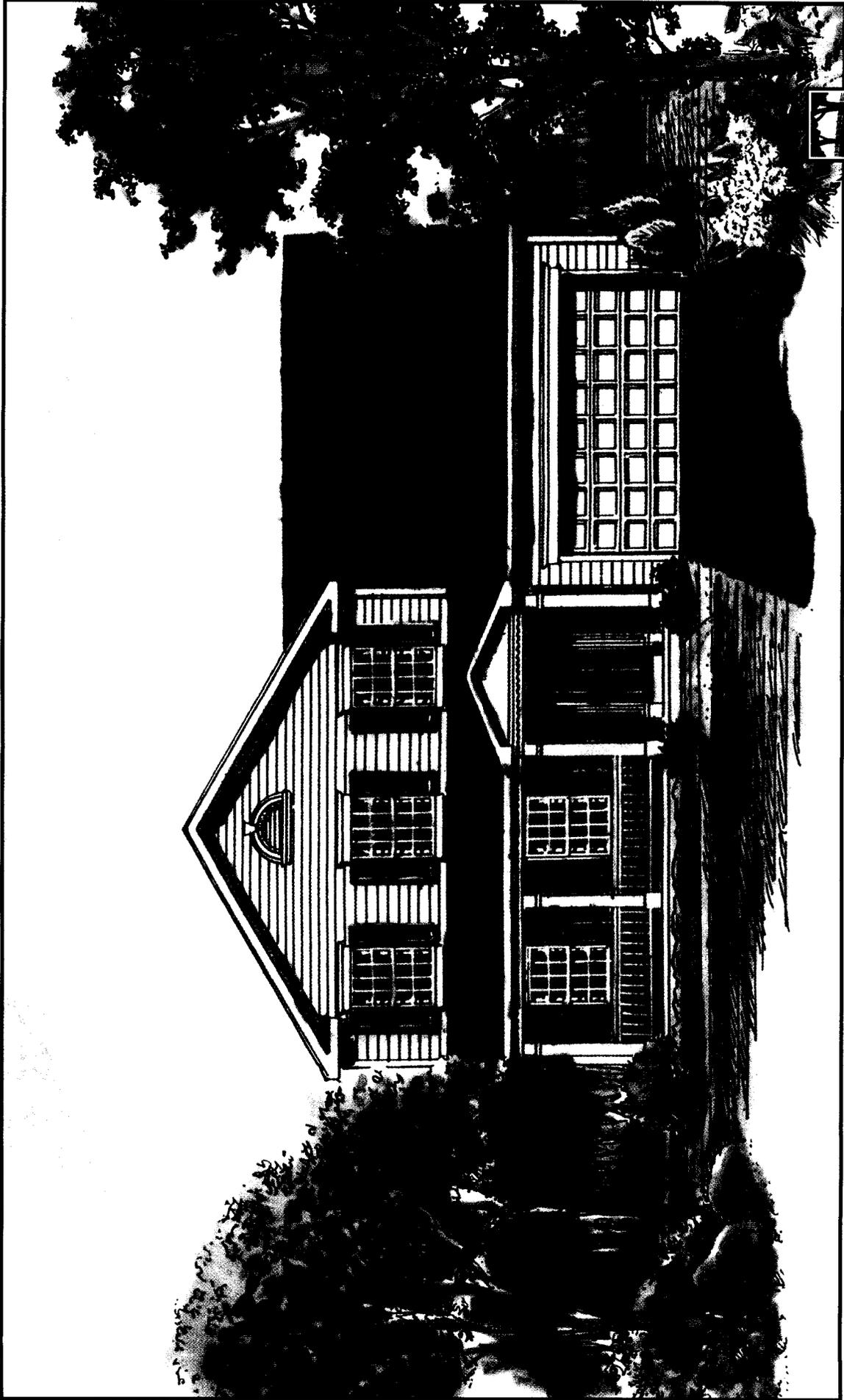


Covington Classic with optional brick front.



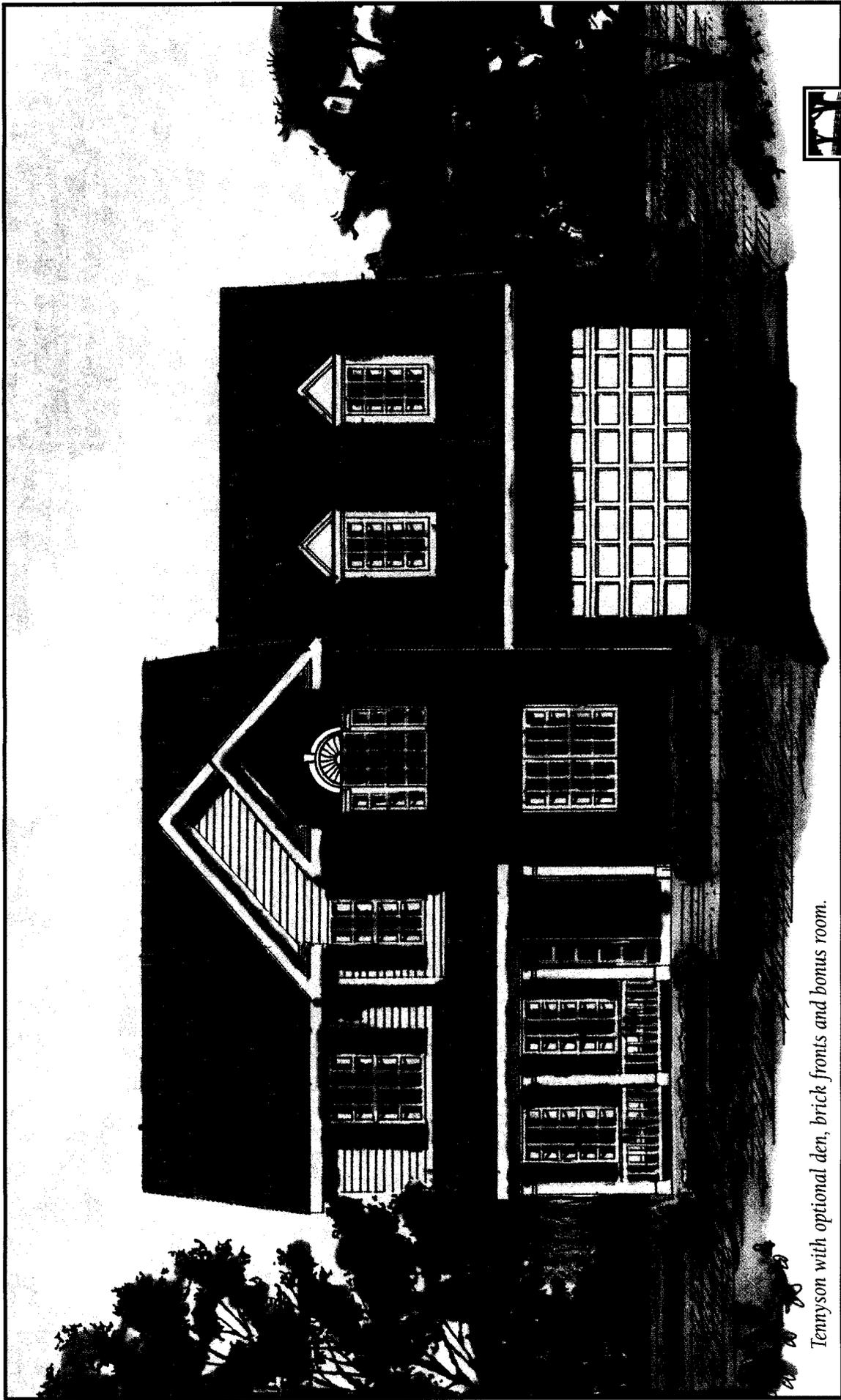
# THE COVINGTON

THE PRESERVE  
— NEW ALBANY SCHOOLS —



# THE LANSING

THE PRESERVE  
— NEW ALBANY SCHOOLS —



*Tennyson with optional den, brick fronts and bonus room.*



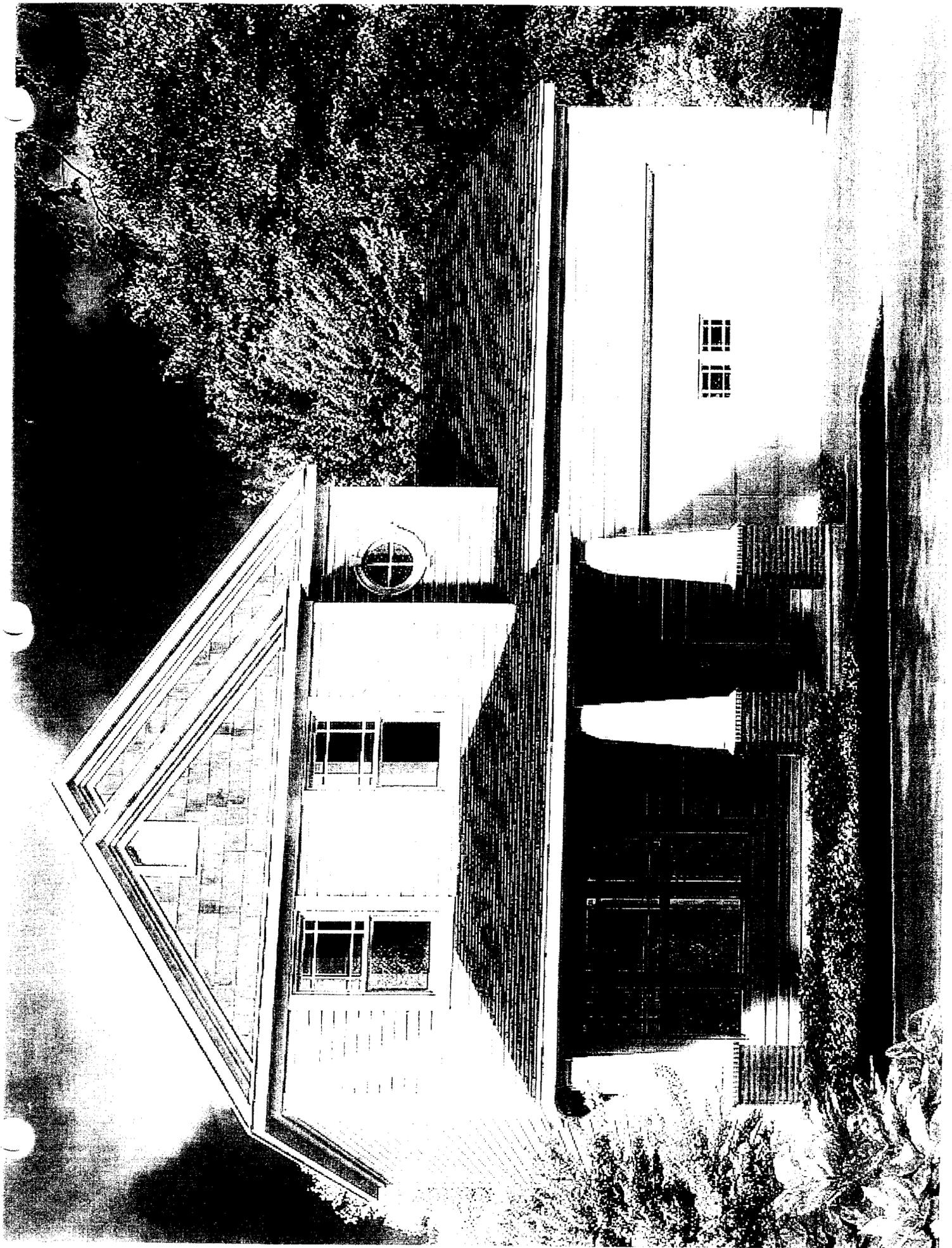
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— NEW ALBANY SCHOOLS —

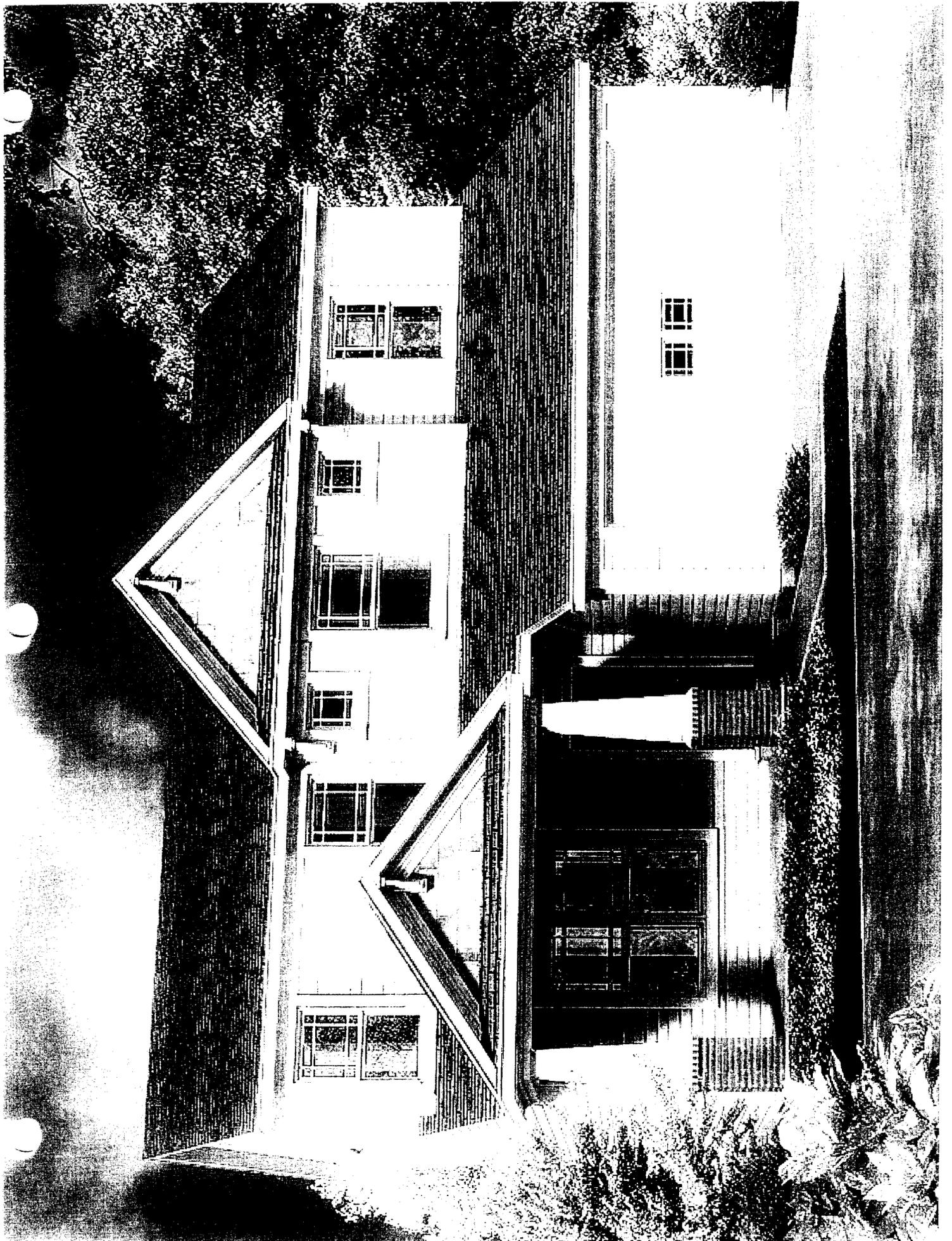
# THE TENNYSON

**THE PINNACLE CLUB  
OF GROVE CITY**

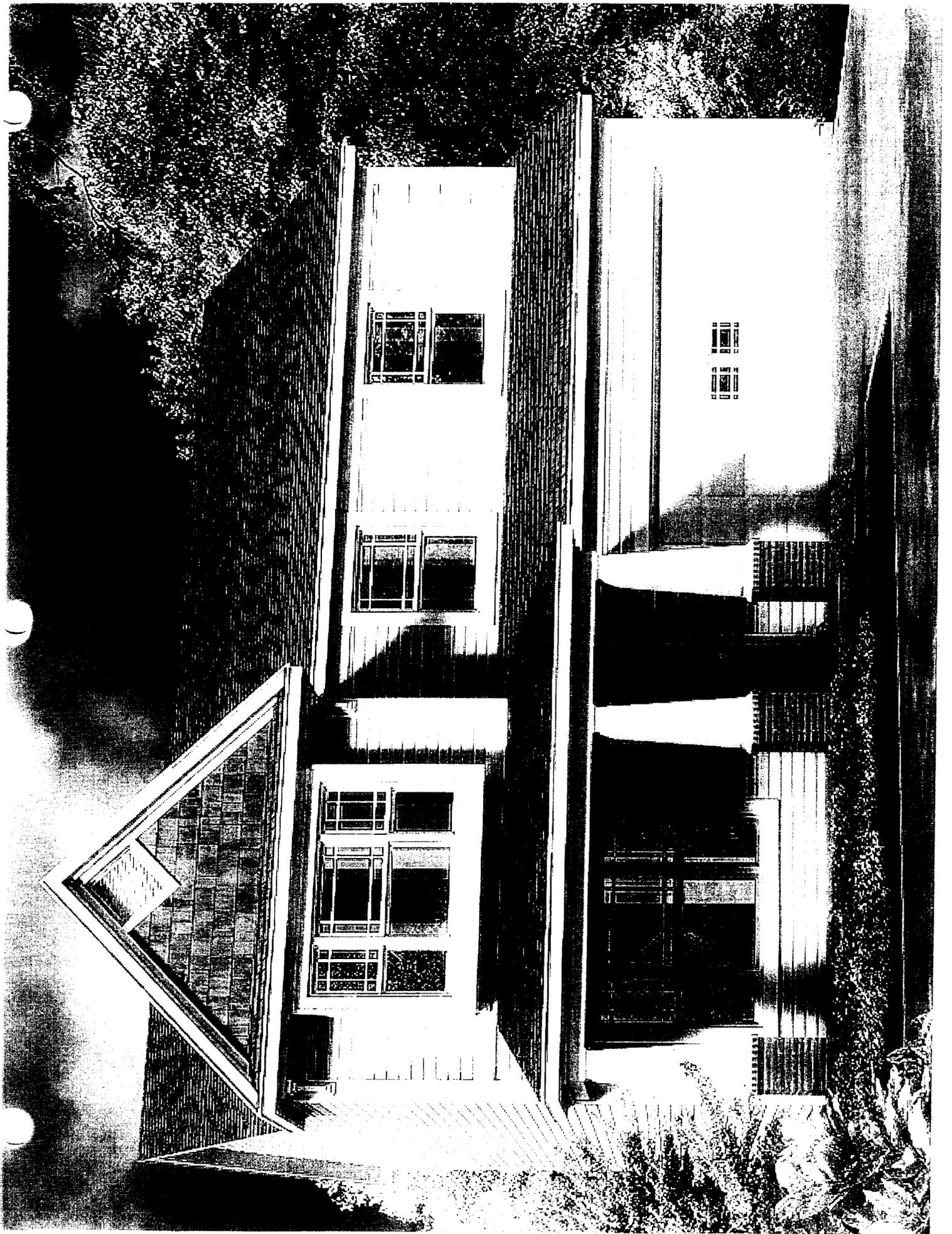
**EXAMPLE OF BRICK OPTIONS FOR SUBAREA E  
EXHIBIT 3**



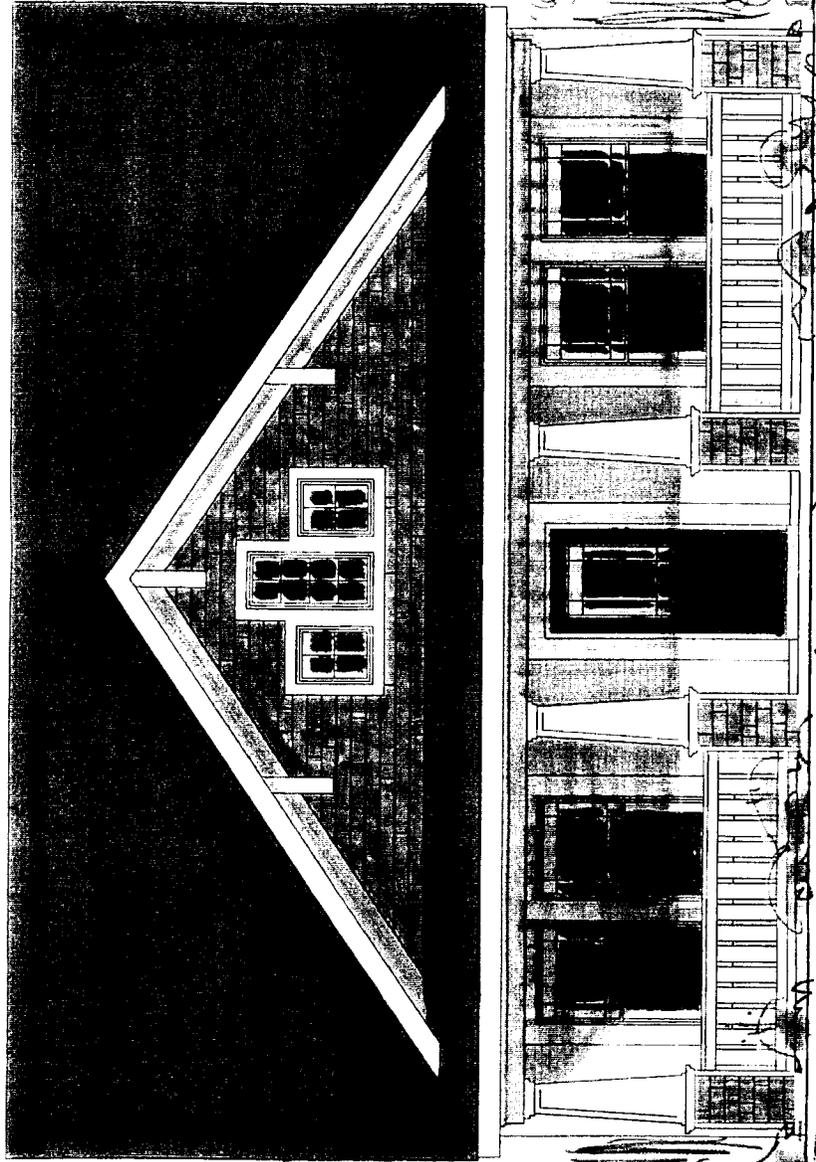






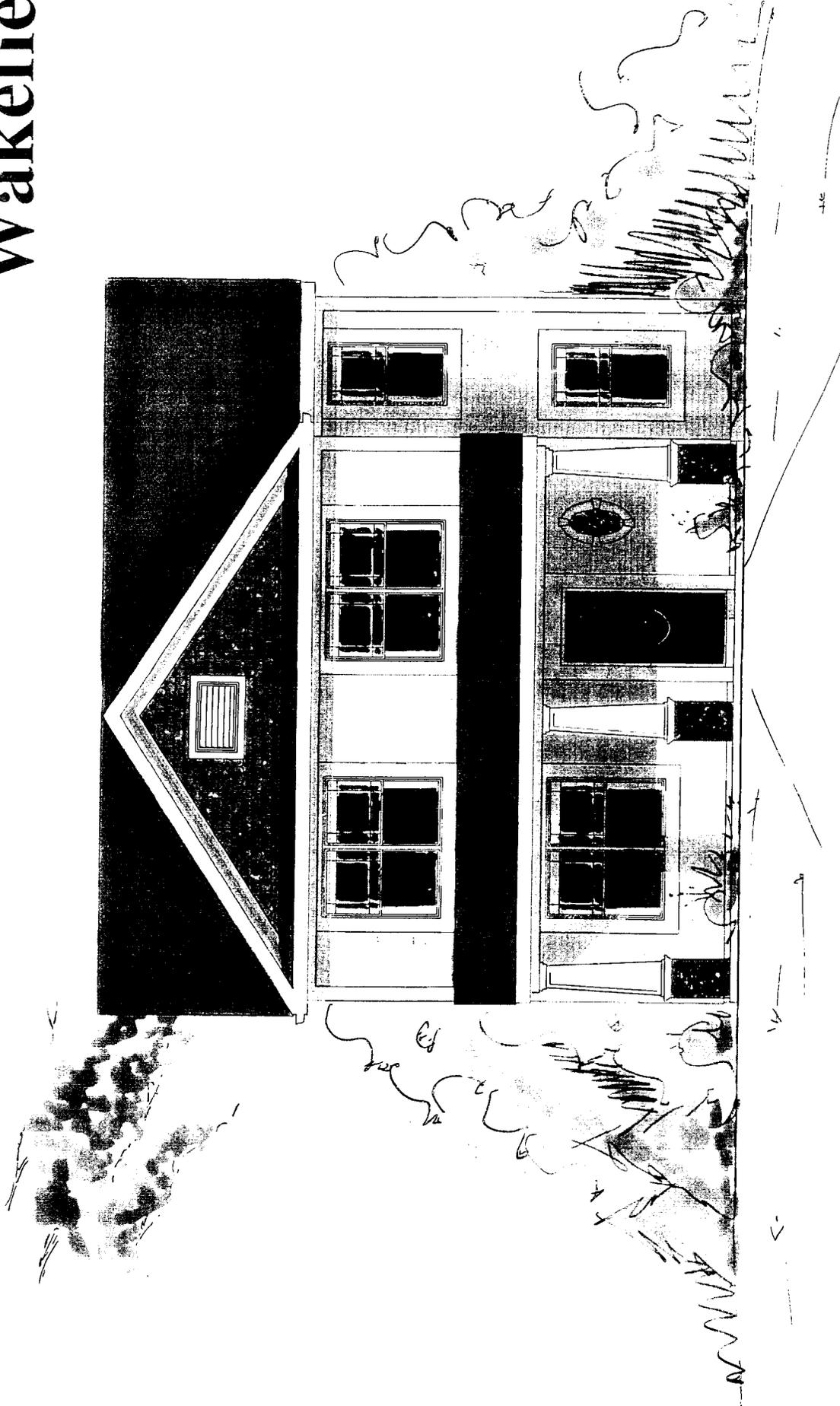


# 'Langford'

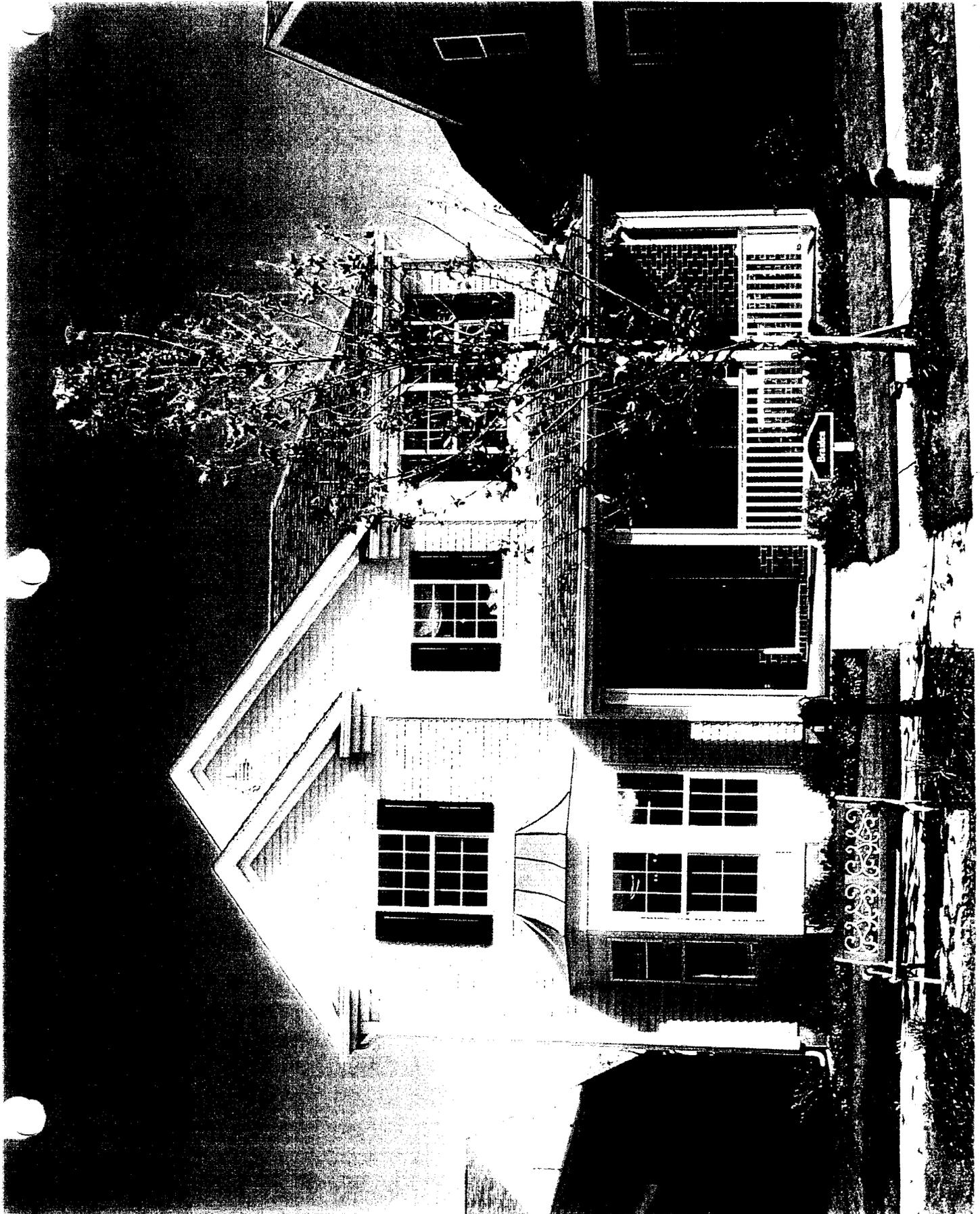


# 'CARRIAGE HOMES' Arts & Crafts Collection

# 'Wakefield'



# 'CARRIAGE HOMES' Arts & Crafts Collection





**THE PINNACLE CLUB  
OF GROVE CITY**

**CONCEPTUAL DRAWING OF COMMUNITY CENTER,  
SWIMMING POOL AND TENNIS COURTS**

**EXHIBIT 4**

**THE PINNACLE CLUB  
OF GROVE CITY**

**CONCEPTUAL DRAWING OF ENTRANCE FEATURE  
EXHIBIT 5**

**THE PINNACLE CLUB  
OF GROVE CITY**

**RESIDENTIAL FRONT YARD SETBACKS  
EXHIBIT 6**

<b><u>Sub Area</u></b>	<b><u>Setback</u></b>
<b>B.</b>	<b>25'</b>
<b>C.</b>	<b>25'</b>
<b>D.</b>	<b>25'</b>
<b>E.</b>	
<b>-Carriage Homes</b>	<b>12'</b>
<b>-Town Homes</b>	<b>12'</b>
<b>-Village Homes</b>	<b>12'</b>