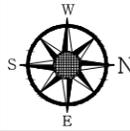
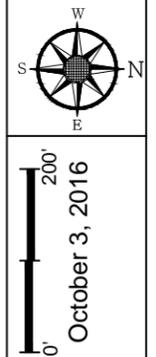
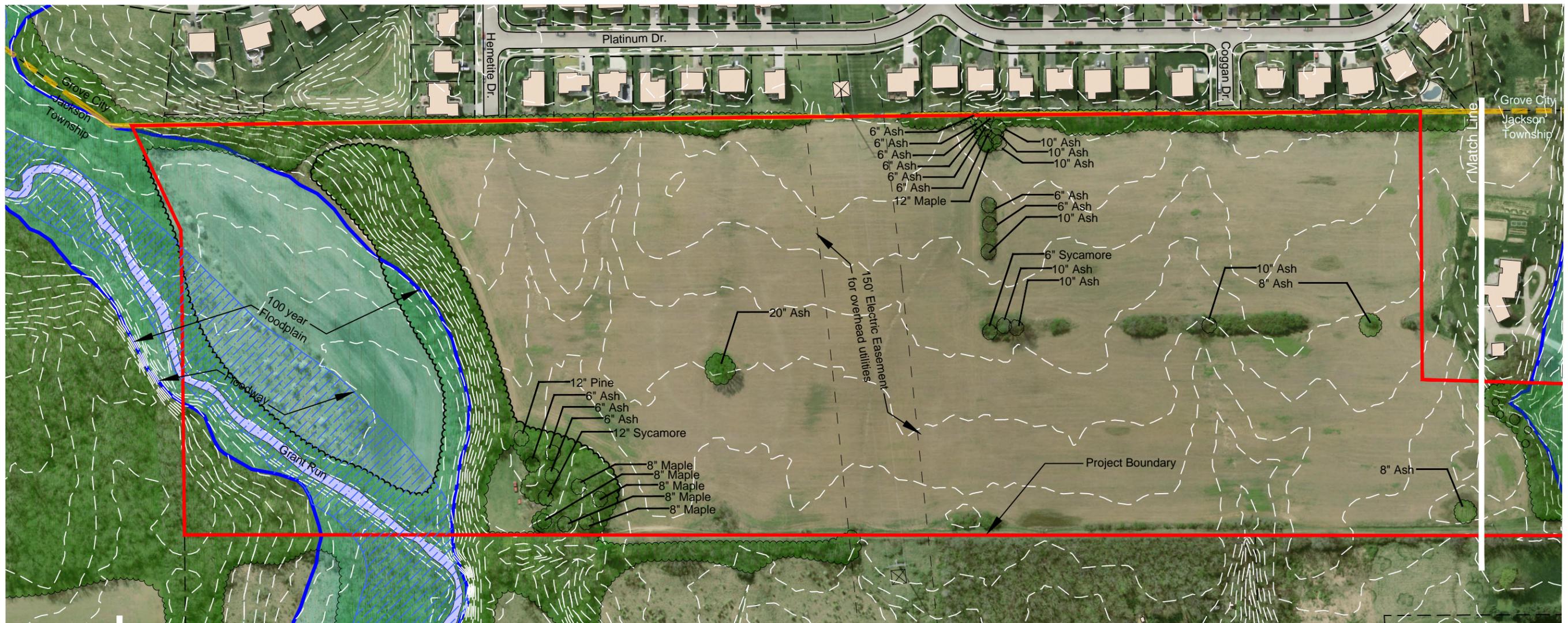


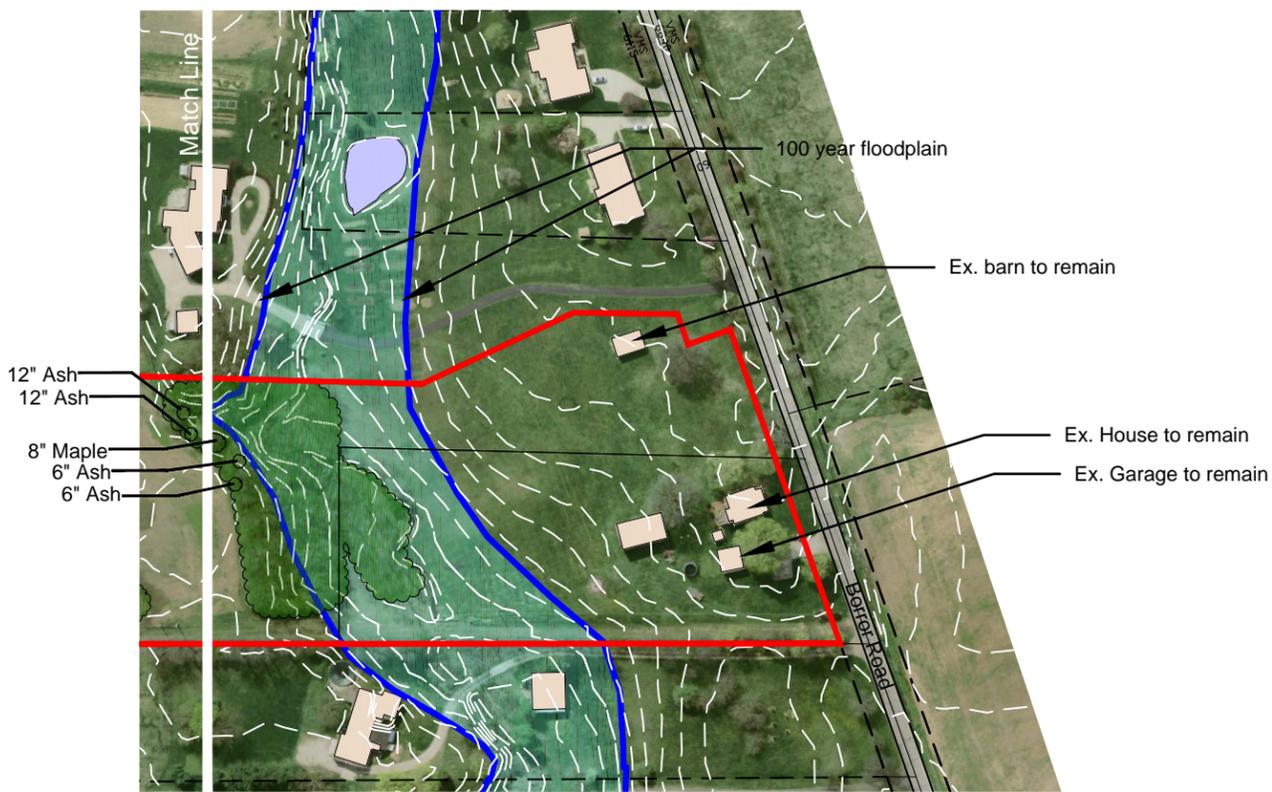
**TRAILVIEW RUN &  
Treetops @ Trailview Run  
SITE PLAN ON AERIAL**



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# TRAILVIEW RUN EXISTING CONDITIONS



-  Existing Trees
-  Existing Buildings
-  100 Year Floodplain
-  Floodway
-  Corp. Line (annexation pending)

### Existing Adjacent Streets

Name	R/W	PVMT*
Borrow Road	60'	18.5'
Coggan Drive	60'	32' B/B
Hermetite Drive	60'	32' B/B

\* Per Franklin County GIS

Exhibit Prepared for



Exhibit Prepared by



STATE OF OHIO, COUNTY OF FRANKLIN,  
TOWNSHIP OF JACKSON

Part of Virginia Military Survey 6115  
Part of Lot 6 of Huffman Lands (Plat Book 1, Page 260)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 04°16'56" E FOR THE WEST PROPERTY LINE AS SHOWN ON THE PLAT FOR GRANT RUN ESTATES SEC.4 PT.2.

PERTINENT DOCUMENTS

-Tax maps and deeds of record  
-Grant Run Estates Subd. Plats  
-SURVEYS  
Myers Surveying 12/2012  
Hanvey 4/1975  
Haines 9/2010

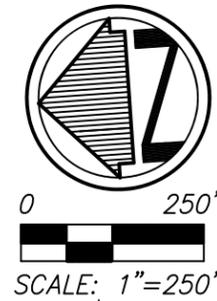
- ① Mildred A Christian, Tr.  
Instr.201011100151228
- ② David & Kayla Spellman  
Instr.200209200235280
- ③ J. Joseph Parsley  
Ann Marie Garland  
Instr.201410070132556
- ④ Michael H & Nancy L Gosztyla  
Instr.200306210196001

**PARENT:**  
**23.026 ACRES**  
1003013 SQ. FT.  
0.175 acres  
7642 sq.ft.  
in right-of-way

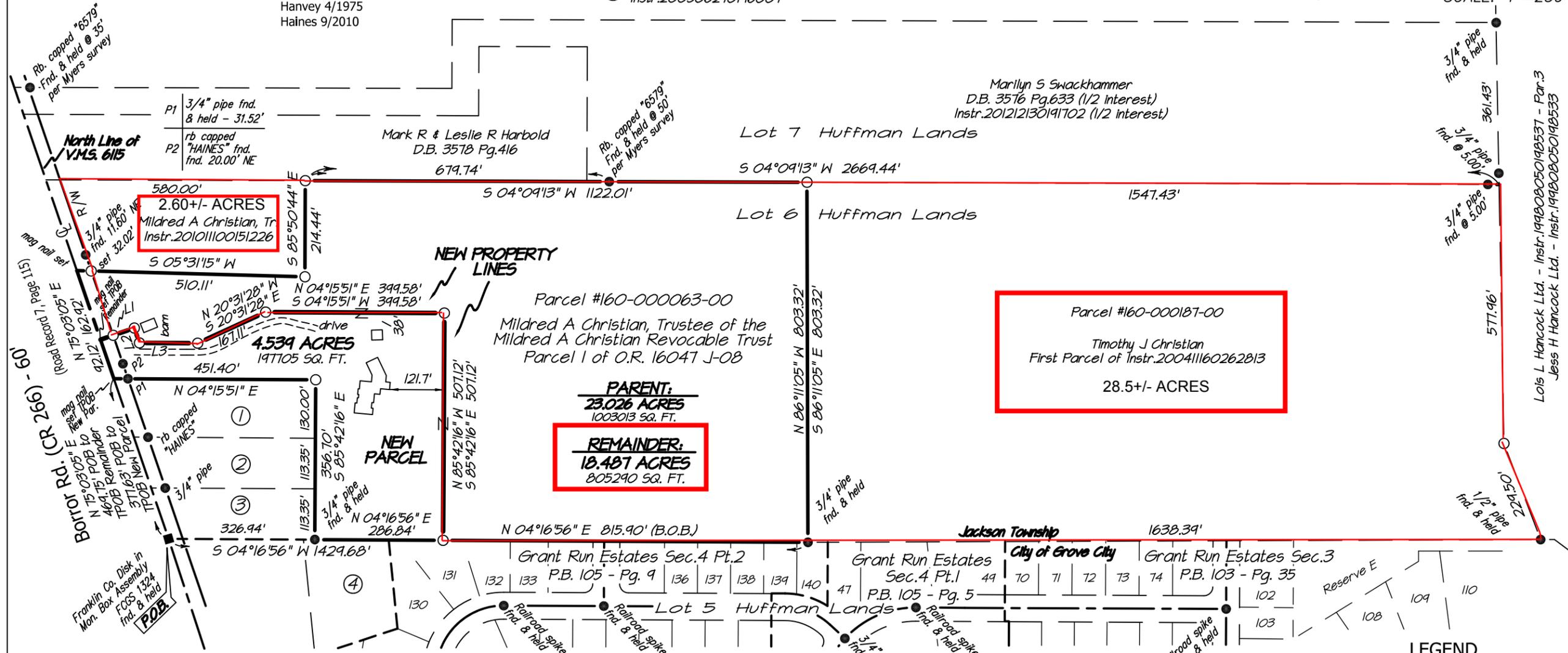
**NEW PARCEL:**  
**4.539 ACRES**  
197705 SQ. FT.  
0.067 acres  
2920 sq.ft.  
in right-of-way

**REMAINDER:**  
**18.487 ACRES**  
805290 SQ. FT.  
0.108 acres  
4720 sq.ft.  
in right-of-way

L1	N 14°56'55" W S 14°56'55" E 80.00'
L2	N 75°03'05" E S 75°03'05" W 35.00'
L3	N 04°15'51" E S 04°15'51" W 130.28'



DATE: Nov 2015  
BY: mlc  
SCALE: 1"= 250'  
Revised: 1/27/2016  
altered frontage to meet  
Grove City zoning standards



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

MATTHEW L. CAMPBELL REG. NO. 8546 DATE  
CAMPBELL & ASSOCIATES, INC.

- LEGEND**
- T.P.O.B. - TRUE PLACE OF BEGINNING
  - P.O.B. - PLACE OF BEGINNING
  - rec. - RECORD DISTANCE OR ANGLE
  - calc. - CALCULATED DISTANCE OR ANGLE
  - obs. - OBSERVED DISTANCE OR ANGLE
  - - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
  - - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET



CAMPBELL & ASSOCIATES, INC.  
Land Surveying

77 E Wilson Bridge Rd Ste.205  
Columbus, Ohio 43085  
(800) 233-4117  
www.campbellsurvey.com

JOB NO.  
CO130502BNDY  
SHEET 1 OF 1

### **Description of an 18.487 acre tract**

Situated in the State Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey #6115, being a part of Lot 6 of the partition of the Huffman Lands (Plat Book 1, Pg.260), and also being a remainder of a tract of land now or formerly conveyed to Mildred A Christian, Trustee (Parcel 1 of O.R. 16047 J-08), further bounded and described as follows:

Beginning for reference at a disk, known as FCGS 1324 (Franklin County Geodetic Survey), found in a monument box assembly at the center line intersection of Borrer Road, a 60' public right-of-way (Road Record 7, Page 115), with west line of said Lot 6, also being on the north line of said Virginia Military Survey #6115;

thence N 75°03'05" E, 377.63 feet with the center line of said Borrer Road and north line of VMS #6115 to a mag nail set at the northeast corner of land conveyed to Mildred A Christian, Tr. (Instr.201011100151228);

thence N 75°03'05" E, 92.12 feet continuing along said center line of Borrer Road to a mag nail set at the easterly line of a newly created 4.539 acre tract, said point being the **TRUE PLACE OF BEGINNING** for the remainder parcel hereinafter described;

thence N 75°03'05" E, 162.92 feet continuing along said center line of Borrer Road to a mag nail set at the northwest corner of land conveyed to Mildred A Christian, Tr. (Instr.201011100151226);

thence S 05°31'15" W, 510.11 feet along the westerly line of said Mildred A Christian, Tr. tract, passing over a capped rebar set at 32.02', to a capped rebar set at the southwesterly corner of said Christian tract;

thence S 85°50'44" E, 214.44 feet along said Christian tract to a capped rebar set on the westerly line of land conveyed to Mark R and Leslie R Harbold (D.B. 3578, Pg. 416);

thence S 04°09'13" W, 1122.01 feet along said Harbold tract, passing over a rebar capped "6579" found at 679.74' referencing a northwesterly corner of land conveyed to Marilyn S Swackhammer (D.B. 3576, Pg.633 and Instr.201212130191702), continuing along said Swackhammer to a capped rebar set at the northeasterly corner of land conveyed to Timothy J Christian (Instr. 200411160262813);

thence N 86°11'05" W, 803.32 feet along the northerly line of said Christian tract to a 3/4" pipe found at the easterly line of Grant Run Estates, Section 4, Part 2 (Plat Book 105, Pg.9), also being the westerly line of said Lot 6;

thence N 04°16'56" E, 815.90 feet along said Grant Run Estates to a capped rebar set at the southwesterly corner of said newly created 4.500 acre tract;

thence S 85°42'16" E, 507.12 feet along a new property line to a capped rebar

thence N 04°15'51" E, 399.58 feet along a new property line to a capped rebar set;

thence N 20°31'28" W, 167.11 feet along a new property line to a capped rebar set;  
thence N 04°15'51" E, 130.28 feet along a new property line to a capped rebar set;  
thence N 75°03'05" E, 35.00 feet along a new property line to a capped rebar set;  
thence N 14°56'55" W, 80.00 feet along a new property line to the center line of the  
aforementioned Borrer Road, said point being the **TRUE PLACE OF BEGINNING**, passing  
over a capped rebar set 31.77' from said center line.

Containing 18.487 acres of land, more or less, of which 0.108 acres is contained within  
the right-of-way of Borrer Road, as surveyed under the direct supervision of Matthew L.  
Campbell, P.S. 8546 of Campbell and Associates, Inc. in August of 2015.

The basis of bearings for this description is N 04°16'56" E as shown for the easterly line of  
Grant Run Estates Section 4, Part 2. All capped rebars set are 5/8" in width and 30" in  
length with ID cap marked C&A.

Subject to all legal highways, easements, restrictions, covenants, agreements and  
reservations of record.

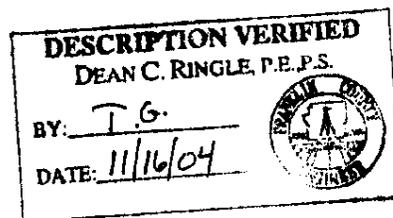
*All documents referenced herein are Franklin County Recorder's records.*

Description of 28.5 +/- Acres

Being a tract of land, the south half of Lot Number Six (6) of the lands partitioned among the heirs of the late Henry Huffma, deceased, by order of the Superior Court in and for said county at the term of said Court A. D. 1860, the part conveyed being more particularly bounded and described as follows, to-wit:

Beginning at a stake or stone in the south line of the lands partitioned as above stated, southwest corner of Lot No. 5 of said partition and running thence with said southline N. 89 deg. 15' W. 34.68 poles to angle in said line; thence south 70 deg. 30' W. 13.20 poles to a stake at another angle; thence south 38 deg. west 1 1/2 poles to a stake or stone, southwest corner to said Lot No. 6; thence with the east line of Lot No. 7 of said partition N. 1 deg. 35' East 99.50 poles to a bur Oak tree about four links east of said line; thence south 88 deg. 15' east 48.25 poles to a stake; thence with the west line of Lot No. 5 of said partition, south 1 deg. 30' west 93.75 poles to the beginning, containing 28 1/2 acres of land of which 8 1/2 acres is a part of Lot No. 2 of the old Subdivision of said Survey No. 6115 and 20 acres is part of Lot No. 10 of said Old Subdivision of said Survey No. 6115 of said Virginia Military Lands.

D-34-F  
All of  
(160)  
187



Description for a 2.6015 Ac. Tr. in  
VMS # 6115, Jackson Township,  
Franklin County, Ohio for:

Perry & Mildred Christian

Situated in the Township of Jackson, County of Franklin, State of Ohio and in Virginia Military Survey # 6115 and being a part of 26.59 acre tract conveyed to Mildred A. Christian, as recorded in Official Records 16047-J-08, Records Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a railroad spike found in the center of Borrer Road, a common corner of lot 5 and 6, of the partition of the Hoffman Lands, as shown in Complete Record 4, page 350, Common Pleas Court, Franklin County, Ohio. Also being the northwesterly corner of Mark R. & Leslie R. Harbold, 5.002 acre tract, Deed Book 3578 Page 416, a common corner of Mildred A. Christian 26.59 acre tract O.R. 16047-J-08; thence South 01 degrees 36 minutes 09 seconds West, 580.00 feet, with the line between said 26.59 and 5.002 acre tracts to a 3/4" iron pipe set, passing 3/4" iron pipe found at 25.00 feet;

thence North 88 degrees 23 minutes 51 seconds West, 214.44 feet, into said 26.59 acre tract to a 3/4" iron pipe set;

thence North 02 degrees 58 minutes 33 seconds East, 510.11 feet, across said 26.59 acre tract to Mag Nail set in the centerline of Borrer Road, passing 3/4" iron pipe set at 480.11 feet;

thence North 72 degrees 30 minutes 00 seconds East, 214.00 feet, with said centerline and the north line of said 26.59 acre tract to the place of beginning;

to contain 2.6015 acres be the same more or less and subject to all legal easements, restrictions conditions as the same may be of record.

Basis of bearings: Center line of Borrer Road = North 72 degrees 30 minutes East per O.R. 16047-J-08.

# **Trailview Run & Treetops @ Trailview Run Preliminary Development Plan Submission**

**Existing zoning: R-1, 48.5+/- acres**

**Proposed use: Planned Unit Development, 48.5+/- acres**

## **SECTION 1135.14 PLAN CONTENTS AND REQUIREMENTS**

**1. Preliminary Plan. The Preliminary Plan is a conceptual plan generally describing the proposed uses for the site to be rezoned and their relationship with surrounding properties and uses. The Preliminary Plan constitutes the desire to rezone the property to a specific plan to be finalized during the process. The Preliminary Plan shall contain the following elements:**

- A. A topographic map of the site and adjacent property showing existing natural features, including wooded areas and major trees. A description of how the proposed development was planned to utilize the existing site, identifying changes to the existing site grading and noting major trees that will be removed as part of the development.**

See Exhibit for Existing Features Map. The proposed development was designed in a manner that preserves the existing stream area, ponds, and wooded areas on the site, while also taking into account the City's master plan for the proposed park along Grant Run. Grading will be minimized in the areas of the site containing the existing trees, ponds, and stream to preserve these areas to the greatest extent possible.

- B. A schematic plan showing the general development of the tract, location of existing and proposed structures and other development features including the location of all out parcels.**

See Exhibit for the Preliminary Development Plan for the site. The illustrative plan indicates a potential layout for Single Family Homes and Condominiums, but these layouts are purely hypothetical and used to illustrate a potential layout of those areas. There is one existing barn located on the northwest corner on the site which will be renovated and incorporated into the entryway landscaping.

- C. An engineering feasibility statement in sufficient detail to indicate how the proposed development will be serviced with water, sanitary sewer and storm drainage facilities.**

See Exhibit for Preliminary Utility Layout and engineering feasibility statement.

- D. The proposed traffic circulation pattern showing public and private streets and other transportation facilities, including major pedestrian routes, with evidence through a traffic study that the proposed development will not adversely impact existing transportation facilities.**

See Exhibit for the Preliminary Development Plan indicating proposed circulation routes for traffic and pedestrians. The project will make a contribution to the City of Grove City for the future improvements to Borror Road. The amount is to be determined and will be based upon similar contribution calculations/funding provided by Beazer Homes and Rockford Homes for their developments.

- E. A conceptual landscaping plan that shows the ability of the proposed development to meet all aspects of the zoning code.**

See exhibit Preliminary Development Conceptual Landscape Plan.

- F. A proposed schedule or phasing of development of the site.**

The residential portions of the site shall be constructed in a minimum of three phases. Refer to Preliminary Development Plan Notes. It is anticipated that phase one will take one year to complete, phase two will take approximately one year to complete and phase three will take one year to complete. Phase one and two include all the single family dwelling units, see Preliminary Development Plan for lot allocation by phase, and phase three will include all detached free standing condominiums. The actual time frames may vary based on market conditions.

- G. Evidence that the applicant has sufficient control over the land to accomplish proposed and required land improvements.**

The applicant is in contract with the property owner to purchase the property and can provide evidence to City Council if requested.

- H. Any additional information required by the Planning and Zoning Commission necessary to determine that the proposed development meets the intent and purposes of the Planned Unit Development District.**

- 2. Development Standards Text. A Development Standards Text shall be submitted as part of the Preliminary Plan and shall, through a narrative and graphics, as necessary, detail the development standards established by this Chapter. These modifications shall be justified by fully stating what adjustments, amenities, or other compensations are provided as part of the Preliminary Plan to offset the use of reduced standards and by demonstrating how the modified standards will result in the best possible development for the site. Unless specifically modified by the development standards text, the standards established by this chapter shall apply to the proposed development.**

# Trailview Run & Treetops @ Trailview Run Proposed Preliminary Development Text

Original Submittal March 28, 2016, Rev. October 1, 2016, Rev. December 21, 2016

## DEVELOPMENT OVERVIEW

- A. Location and Size: The proposed property encompasses 48.5+/- acres and is located on the south side of Borror Road just east of the Estates of Grant Run.
- B. Existing and Proposed Land Uses: The subject property is currently zoned R-1 and has recently been annexed to Grove City from Jackson Township. The new proposal is to rezone a portion of the property as a Planned Unit Development. The Planned Development will be divided into two subareas: single family homes and condominium units.

## DEVELOPMENT STANDARDS:

Trailview Run Single Family Residential shall follow the requirements and standards outlined for R-1B uses in a Planned District if not addressed otherwise by these standards.

Tree Tops @ Trailview Run Condominiums shall follow the requirements and standards outlined uses in D-2, a Planned Unit District, if not addressed otherwise by these standards.

- 1. Permitted Uses: The following uses shall be permitted in Subarea **Single Family Residential**
  - a. Detached, residential dwellings
  - b. Accessory uses permitted for R-1B district
- 2. Permitted Uses: The following uses shall be permitted in Subarea **Condominiums**
  - a. Free standing condominium residential dwellings
  - b. Accessory uses permitted for D-2 district
- 3. Density: A maximum of 81 new single family homes shall be permitted and 49 free standing condominium homes shall be permitted, with a gross density of 2.68 du/ac, for the plan.
- 4. Height: The maximum building height for residential structures shall be 35' per the Residential standards for building height.
- 5. Individual Lot Requirements: The following standards shall apply to the **single family lots**. Refer to exhibit for more information.

Min lot width .....	70'
Min. Lot size .....	8,400 sf
Max. building coverage .....	40%
Max. height .....	35'

5. (Continued): The following standards shall apply to the **single family lots**.

Min. parking .....	4 spaces, including garages
Min. sideyard setback.....	7.5'
Min. sideyard setback adjacent R.O.W.....	25'
Min. frontyard setback.....	25'
Min. rearyard setback.....	25'
Min. square footage .....	1,800 sf two story 1,600 sf one story

The following standards shall apply to the **condominiums**.

Refer to exhibit for more information.

Min lot width .....	NA
Min. Lot depth .....	NA
Max. building coverage .....	45%
Max. height .....	35'
Min. parking .....	4 spaces, including garages
Min. setback between units.....	10'
Min. frontyard setback from curb .....	See Exhibit
Min. rearyard setback.....	25'
Min. square footage .....	1,350 sf one and two story

6. Access, Traffic Circulation, Parking and Loading: See Exhibit for traffic circulation. All public roadways for the single family subarea shall be public, and shall be a minimum 26' wide from face of curb to face of curb, with an 18" curb and gutter on each side of the street. Streets for the condominium subarea shall be private, and a minimum of 26' wide from back of curb to back of curb.

Sidewalks are proposed on both sides of public streets, one side of the private streets.

A minimum of four on-site parking spaces, including garage spaces, shall be provided for each dwelling. No enclosed garage shall be less than 385 square feet and no more than 720 square feet. There shall be no loading areas in this residential district.

7. Building Architecture and Materials: All single family dwellings and condominiums shall meet the minimum requirements set forth in section 1143 Residential Building Design Standards.

8. Landscaping, Buffering, and Open Space: See Exhibit for Concept Landscape Plan. The Applicant proposes that lots adjacent to properties to the west retain existing vegetation as a buffer. This buffer will be preserved by either deeding 20' of property to each lot owner to the west as shown on the exhibit, or restricted to a no disturb zone owned by the future lot owners in Trailview Run. This extra depth in lots provides adequate space to preserve existing tree rows that will provide significant buffering.

A 20' No Disturb Zone shall also be dedicated at the rears of the lots on either side of the main entry as shown on the Development Plan.

Landscaping for individual homes and condominiums shall comply with section 1136 of landscaping for single family dwellings and two family dwellings.

Street trees shall be installed in accordance to Section 1136. Refer to concept landscape plan. If existing trees die off, street trees will be installed by the HOA, per the tree preservation regulations.

Open space shall be provided as required by the Planned Residential Standards. See exhibit for the concept for the open space. The open space shall be 15.45 acres, for a total of 32%+/-.

The open space will be owned and maintained by the Homeowners Association except for the area along Grant Run that will be dedicated to the City of Grove City.

The applicant proposes that the open space be reserved for passive activities, and will include benches and other seating areas, along with connections generally from the north to the south through the open space system.

9. Dumpsters, Lighting, and Mailboxes: No trash dumpsters shall be used except during construction, alteration, or repair of a home. Each resident shall be responsible for trash pickup and have individual trash containers.

Lighting shall conform to Chapter 1101, requiring electric street lights.

Mailboxes shall meet standard postal service requirements.

10. Signage: There shall be an entry feature sign for this subdivision. See Exhibit for signage location and landscape concept at the main entry. Details of proposed elements, such as masonry ground mounted signs, fences, lighting, and landscape, will be provided to the City for their approval with the Final Development Plans. The sign shall meet signage requirements and setbacks of the zoning code. A separate project identification sign for the condominium Subarea shall be allowed, and will meet the requirements of the zoning code.
11. Utilities: All utilities shall be located underground except for pedestals for electricity, cable, phone, or similar utilities. Pedestals shall be located in rear.
12. Home Owners Association: A Home Owners Association shall be formed for the single family subarea.
13. Condominium Owners Association: A Condominium Owners Association shall be formed for this condominium subarea.