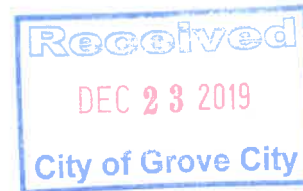


December 23, 2019

Kendra Spergel - Development Planner
The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123



RE: The Courtyards at Beulah – Control Number #201912050063

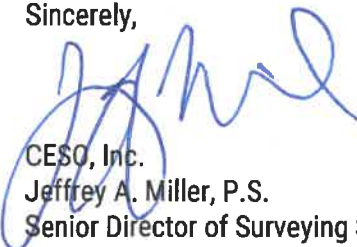
Dear Ms. Spergel:

We have received and reviewed your comment letter regarding the above referenced Plat Submission. Our responses are shown in **Bold Text**:

1. Replace the street names shown (Private Road 1, 2 and 3) with the actual proposed names for each streets. **The street names have been added.**
2. Remove lot 104 and place the clubhouse in a reserve area (Reserve D) and include a note stating that this reserve is to be owned and maintained by the HOA. **This reserve has been added.**
3. Include the private drive for lots 26 and 27 as part of the private roadway system and place within Reserve C as shown and approved as part the Site Improvement Plan. **This private drive has been added.**
4. Please provide an exhibit showing the location of the units on each lot to ensure that the lots can accommodate the homes. **This exhibit has been included in the submission materials.**
5. Revise "Chairman" to "Chairperson" on the Planning Commission signature line on the first sheet of the plat. **Revised.**
6. Revise "Director of Public Services" to read "Director of Public Service" on the first sheet of the plat. **Revised.**
7. Provide bearing and distance from a FCGS monument to a property corner on this site to properly place the site. **This dimension has been added.**

Please advise if there are any future comments or questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey A. Miller".

CESO, Inc.
Jeffrey A. Miller, P.S.
Senior Director of Surveying Services

Received by
City of Grove City
12-04-19

Plat of Courtyards at Beulah Park

-Project Narrative-

The land platted herein "Courtyards at Beulah Park", consisting of 104 lots and 3 reserves, is to be platted. The lots platted herein will have access via private roads dedicated as reserve "c".