



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

4/15/20

Received by
City of Grove City
04-24-20

Alex Benson
CESO Inc.
2800 Corporate Exchange Drive, Ste 200
Columbus, OH 43240

Via email: alex.benson@cesoinc.com

Dear Mr. Benson,

Staff has reviewed your plat application for Meadow Grove Estates North Sections 4 and 6A located on the north side of Borror Road, approximately 1,000 feet east of Buckeye Parkway, in Grove City, Ohio. The control number for this application is #20204010014 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. The correspondence with our office stated that 57 lots are proposed with the plat; however there are only 31 lots shown within Sections 4 and 6A. There are 58 lots including Section 6B. Please clarify if the intent was to apply for Sections 4 and 6A or to apply for all three sections (4, 6A, and 6B). **Original correspondence included 6b. Plat is only to contain 4 & 6A.**
2. Clarify what type of floodplain exists on lots 193 through 197 on Piper Court, such as zone A or AE and fringe or floodway. Please note that any fill in the 100-year floodplain on residentially zoned lots is prohibited and requires the approval of a variance from the Board of Zoning Appeals (BZA) and approval of a Special Flood Hazard Area Permit from the Chief Building Official.
There is no floodway in these lots. Existing drainage easement being released by this plat
3. Please note that the location of the floodplain is not required to be shown on the plat and should be removed. **Flood plain linework has been removed.**
4. Clarify if the floodplain needs to be located within a drainage easement. From looking at the approved construction plans, this area is indicated as the floodplain limits but not as an easement. **Only floodplain was within reserve but has been removed from plat. Said reserve is designated as open space.**
5. Remove the lot numbers for lots within Subarea 6B as this portion is not proposed as part of this plat. If future lot lines for Subarea 6B will remain on the proposed plat, their linework should be unique (greyed out/dotted, etc.) to clearly show that they are not to be created with the proposed plat. **Proposed lot numbers have been removed. Linetype and thickness has been revised.**
6. Some of the lots don't meet the minimum requirements per the Meadow Grove Estates North Zoning Text. These include Lot 228 in Section 6A and Lot 203 in Section 4, both corner lots that measure to approximately 100 feet in width and are required to be at least 105 feet in width.
Lots remaining as is. Kimley Horn has been granted exception due to adjoining subdivision restrictions.
7. Each of the reserves are proposed to be owned and maintained by the HOA. Update this to state that they will be owned by the City and maintained by the HOA.
Now owned by Grove City and maintained by HOA.
8. Provide a map showing both proposed sections on the same sheet. This should be in addition to Sheets 2 and 3, not in place of. **Added as sheet 4.**

The following comments refer to the attached pdf that shows the plat with different mark ups and comments.

9. On Sheet 2, update Reserve "H" See Note "D" to be "See Note "E".

Updated

10. Add easement dimensions with all call outs.
Updated
11. Lot 113 already appears in Section 8.
Lot renumbered.
12. The Lots 188 and 189 appear to be included in this Plat.
Correct, cover sheet revised.
13. Blue Star Drive is spelled differently than what is shown on the title page. Change "Bluestar Drive" to be "Blue Star Drive". Updated to 3 words.
14. In one location the name of the subdivision includes "Courtyards." Clarify if this is this an error or if the rest of the plat needs to be updated. "Courtyard" has been removed.
15. All existing/proposed easement widths should be given in callouts.
Exact width given where applicable. All others called out as "variable width".
16. Update and add adjacent property ownership information throughout.
Updated
17. Show the existing 10'x10' easement near the intersection of Scotch Woods Drive and Borrer Road.
Added to plat.
18. The sidewalk easement that extends along Scotch Woods Drive should be extended to the intersection with Borrer Road. Updated
19. Update the verbiage on Sheet 2 as noted. Updated
20. Both Sheets 2 and 3 are listed at 1" = 50' scale, but both are actually plotted at 1" = 60'. If possible, please adjust the sheets to be truly 1" = 50' scale (or better).
Scale call out has been corrected but remains 60 scale. Is 50 scale a requirement? Previous Beulah Plat was done at 60 scale.
21. Show the existing easement that extends into the southwest corner of current Lot 113.
Shown.
22. Label all sides of the build lines with the build line depth and property width.
Updated
23. Disambiguate the easements in Lot 227. Please note that the east-west easement may not be a drainage easement. They are also different dimensions.
Updated
24. Label all existing easements.
Updated
25. Add a callout, "See Note F" to Carlisle Drive.
Updated. Also called out on Silverlawn Dr.
26. Show/label the existing wetland and wetland buffer zone in the southeast corner of the development. Updated
27. Clarify what sheet the match lines refer to.
Updated

Please revise your materials accordingly and submit an electronic with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm on Friday, April 24 to proceed on the May 5 Planning Commission meeting. Please note that all revised items need to be collated and folded.

This will allow us time to review the revisions prior to finalizing the agenda for the May Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the June Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, May 5, 2020 in Council Chambers of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please email me at kspergel@grovecityohio.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kendra Spergel".

Kendra Spergel
Development Planner

Received by
City of Grove City
04-24-20

Projective Narrative Meadow Grove Estates Sections 4 & 6A

The purpose of this submittal is to subdivide an original 84.480 acre tract of land, owned by Rockford Homes Inc., into a 22.221 acre subdivision known as "Meadow Grove Estates Sections 4 & 6A". Easements, lots, reserves and right of way will be established with this plat.

Second Submission addressing first submittal comments.