



The City of Grove City, Ohio

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(614) 277-3000

Received by
City of Grove City
05-27-20

5/21/20

Alex Benson
CESO, Inc.
2800 Corporate Exchange Drive, Suite 400
Columbus, OH 43231

Via email: alex.benson@cesoinc.com

Dear Mr. Benson,

Staff has reviewed your plat application for Trail View Run Phase 1 located on the south side of Borror Road, approximately a half mile east of Buckeye Parkway, in Grove City, Ohio. The control number for this application is #20204290023 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. Although the approved zoning text states that the 20 foot reserves to the rear of the lots backing up to Grant Run Estates can be deeded to the adjacent property owners in Grant Run Estates or made into a No Disturb Zone, staff is not supportive of those areas being deeded.
 - a. Per a comment from staff's administrative review letter from October 26, 2016, staff was not supportive of that area being deeded to adjacent lots owners in Grant Run Estates but was supportive of it being a tree preservation area.
 - b. The approved development plan shows the 20 foot area as being a no disturb area and states in note 5 that standards for that area will be determined on the final plat. Staff has concerns with the misalignment of lot lines should some reserves be deeded to adjacent Grant Run Estate lots but not other as well as confusion over maintenance responsibilities.
 - c. In staff's opinion this area should be one reserve area (instead of multiple reserve areas) for the purpose of being a Tree Preservation area. This area should be owned and maintained by the Trail View Run HOA.
Reserves have been revised to be only 2 reserves for the purpose of tree preservation.
2. Please clarify when the large open space / park at the southern end of this development (south of the Hemetite Drive extension) will be platted and dedicated to the City.
This area is part of the future phase 3.
3. Remove the Stream Corridor Protection Zone boundary from the plat as it is not required to be shown. **Area has been removed.**
4. Note C states that the two reserves will be owned and maintained by the HOA. Please update this to say owned by the City and maintained by the HOA.
Area is now owned by the city and maintained by HOA.
5. Some of the lots have been divided between plan sheets including lot 64 and 25. Please increase the scale slightly (e.g. 1" = 60') on the plans to allow for all portions of each lot to be on the same sheet. **Scale remains 1"=50' but we now show more of the property line.**
6. Note D on Sheet 3 states that all of the development is in Zone X; however our records show a Zone A floodplain crossing the northern portion of the site as well as a substantial portion of the southern portion of the site (proposed to contain easements and drainage easements. Please update as necessary. **Flood now has been revised to mention all flood zones that affect the platted area.**

The following comments refer the attached marked-up version of the plat.

Sheet 1

7. Refer to the appropriate Phase, e.g. "Trail View Run Phase 1".
"phase 1" has been added.
8. Remove "AND" from "areas designated and easement".
"And" has been changed to "As".

Sheet 2

9. It appears there is a missing digit on one property's Instrument No.
Instrument Number has been corrected to 201212130191702
10. Provide Bearing and Distance on this C/L.
Bearing and distance has been added between the two monuments.
11. The easement along the west edge of Lot 47 is a 20' easement, not 15'. Please revise.
Easement text has been revised.
12. The 20' easement along lot 38 is actually 15', revise label.
Easement text has been revised.
13. Tie down and label all easements where necessary on all sheets. It appears that there is a lot of information missing, please verify that all information is shown as needed.
All easements have been tied down. These were left off because more times than

Sheet 3 not the easements need to be revised.

14. Refer to the appropriate Phase, e.g. "Trail View Run Phase 1".
Now referring to phase 1 with the exception of areas for homeowners association. We typically do this because after the plats are complete there will be 1 HOA for Trailview Run which included all sections. It is not ideal to have separate HOAs for each phase.
15. Label existing easement.
Easement has actually been released.
16. Verify property Instrument Number.
Swackhammer Instrument Number has been revised.

Sheet 4

17. Label ownership on the unlabeled parcel.
Ownership has been labeled.
18. One easement line type is inconsistent with other easement line types.
The dots on the easements represent when a drainage easement is extending through another easement. This is done for visual effect because drainage easements have different restrictions compared to other types.
19. Update ownership of the parcel on the left side of sheet 4.
Grand Communities information has been added.

Please revise your materials accordingly and submit an electronic version of the items to the OneDrive folder previously provided with a response letter indicating how each issue noted was addressed in the revised plans to my attention by noon on Wednesday, May 27 to proceed on the June 2 Planning Commission meeting.

This will allow us time to review the revisions prior to finalizing the agenda for the June 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 July 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, June 2, 2020 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,



Kendra Spergel
Development Planner

Received by
City of Grove City
04-29-20

Projective Narrative Trail View Run Phase 1

The purpose of this submittal is to subdivide an original 50.060 acre tract of land, owned by D.R. Horton – Indiana LLC into a 14.834 acre subdivision known as “Trail View Run Phase 1”. Easements, lots, reserves and right of way will be established with this plat.