

September 28, 2016

Ms. Kimberly Shields, AICP  
The City of Grove City, Ohio  
4035 Broadway  
Grove City, Ohio 43123

Subject: Woodside at Holton Run  
Control Number: #201609070062  
Review Response Letter – Development Plan

Dear Ms. Shields,

We have summarized the comments and provided our response. The plans have been updated to address the comments as follows:

1. To improve connectivity in the existing and planned trail network, staff recommends the existing 8' path be realigned as shown in the image to the right. A trail should also be installed through the tree preservation area to connect the existing Edgarton Drive trail to Mayfair Drive.



***Response: Homewood feels the curved realignment of the path along Demorest Drive is troublesome for a number of reasons. First, the curve creates a tight right turn at the street and does not appear to be a safe maneuver for pedestrians or cyclists, even with signage. Second, the curved alignment would require removal of most of the mound and landscaping and be located close to the rear of several of the proposed units. Our preference would be to keep the original alignment as constructed and install the curb ramps as shown.***

***Homewood does not oppose providing an easement for the future construction of a trail through the tree preservation area in the northeastern portion of the site and would like to discuss this in more detail at the Planning Commission Meeting. This trail easement could be provided within the existing water line easement.***

2. Sidewalks should be provided on both sides of the street. The current configuration would require pedestrians to utilize the roadway for long sections to reach a curb ramp at an intersection. The Development Standards Text should be amended accordingly.

**Response:** *This development provides for a product not currently available in the larger Holton Run development or adjacent neighborhoods. The empty nester product focuses on homes situated close to the private streets in a close knit neighborhood. Homewood feels the site adequately addresses pedestrian circulation within and through the site by proposing sidewalks on one side of the street. The sidewalks are easily accessible to all homes and extend to the clubhouse, to the public sidewalk, public street and public trail on the west side of the site. The plan was reviewed at Planning Commission without mention of sidewalks on both sides of the street. Requiring sidewalks on both sides of the street would only increase paved area, would not dramatically increase pedestrian mobility and would require a total rework of the site plan.*

3. The proposed Development Standards Text shown on sheet 2 should be amended to eliminate references to items "provided at the time of Development Plan." Any materials submitted with the development plan application are approved as part of the development plan.

**Response:** *This has been updated in the text.*

4. The Development Standards Text Section II(9(d)) states that vinyl will not be used on the front and side elevations of units immediately adjacent to roadways. The provided renderings show vinyl siding on the front elevation of all units. Furthermore, elevations were not submitted showing an alternate material for side elevations on units adjacent to interior private streets.

**Response:** *The vinyl was inadvertently left on the enhanced side elevations adjacent to the private drives and has been removed from the current submittal. An alternate elevation for the two car unit was provided with the previous submittal but a one car alternate elevation was omitted and has been included with the new submittal.*

5. Brick or stone should be utilized on all structures.

**Response:** *This development remains part of the larger Holton Run neighborhood which does not require brick or stone to be utilized on all structures. Consistent with the larger Holton Run development Homewood is proposing vinyl, as well as cementitious siding and smart siding. The elevations and materials have been designed to be complementary to the existing neighborhood while creating an architectural vernacular to include both vertical board and batten siding and horizontal siding, metal roof accents, rustic shutters, headers and trim, reflective of "farmhouse architecture."*

6. On Sheet # 9, there is a typo for the Typical Unit Landscape drawings. The "One Car Garage" text on the bottom should be updated to "Two Car Garage."

**Response:** *We have corrected this typo.*

7. The proposed off-street parking spaces are under the required area of 180 square feet for standard parking spaces.

**Response:** *The Preliminary Development Plan and current Development Plan proposes parking spaces 9 feet in width by 18 feet in depth on private streets. We would request approval of a deviation from the standard 180 square feet to 162 feet which is a 10 percent reduction. With*

***the product proposed, we feel this reduction in size is appropriate for the neighborhood, is used in many communities around Central Ohio, can easily accommodate a standard vehicle and also reduces the amount of pavement on site.***

8. Section 1136.08 states that a continuous 100% opaque landscape edge, solid fence, wall or earthen mound is required to enclose any service structure on all exposed sides. The current plan on page 9/11 shows ornamental grasses being used to screen the A/C units. Ornamental grasses are not 100% opaque as they are cut to the ground either in the fall or spring at which time the A/C units will not be screened. Please replace the grasses with an evergreen shrub.

***Response: We have replaced the ornamental grass with taxus.***

9. Plans should be amended to show that sod will be used on the front yard, side yards, and 10 feet off the rear of each residential structure.

***Response: We have updated the landscape plan with increased sod locations as indicated above.***

10. References to Demorest Road should be amended to Demorest Drive.

***Response: We have updated the Road to Drive on the plans.***

11. The proposed storm easement should be shown adjacent to and west of Claybrooke Crossing Section 5.

***Response: We have shown the easement on the plan.***

12. It is our understanding that stormwater flood routing from the site will be directed towards the existing basin built as part of Holton Run Section 1. Sheets 3 and 4 provide proposed grading information but do not show how flood routing will be directed towards the existing basin. Furthermore, it is staff's opinion that the existing pond should be brought up to city standards as part of this proposed development.

***Response: We have added proposed flood routing arrows to indicate how stormwater will be directed to the existing basin. See comment 13 response regarding existing basin.***

13. The February 2004 Holton Run Subdivision Stormwater Management Plan shows that the existing basin on Sheet 4 had been designed for a 100-year storm elevation of 852.66 and top of embankment elevation of 853.00. Sheet 4 will need to be revised to show proposed grading to comply with approved Holton Run Section 1 construction drawings and contain the 100-year flood. (see attached Holton Run Section 1 pond grading detail from approved construction drawings). Flood routing/grading downstream of the pond should be shown.

***Response: We have indicated on the plan proposed grading along the south and east sides of the existing basin to provide a top of bank elevation of 853 consistent with the approved Holton Run Section 1 construction drawings. We have also indicated areas around the perimeter of the basin to be graded to maintain positive drainage. These improvements will ensure that the***

**existing basin provides the necessary stormwater management for the site, both during construction and post construction.**

**The intent of the overall project for the Holton Run development is that the existing basin will be finalized during the construction of Section 5 with the lots, roadway and utilities adjacent to the basin.**

14. Street lights will be required along Demorest Drive and their location should be shown on plans.

**Response: We have shown street lighting along Demorest Drive.**

15. Note should be added to Final Development Plan stating "The premises covered by the plan have been surveyed, plan is correct, and that the monuments shown on the plat will be set in accordance with Section 1101.051."

**Response: This note has been added to the Final Development Plan.**

16. The site plan should be signed by an engineer or surveyor registered in the State of Ohio.

**Response: The site plan has been signed by a registered engineer in the State of Ohio.**

17. The submittal was forwarded to City of Columbus Division of Sewers and Drains and Division of Water for review. Comments generated from their review will be forwarded to you.

**Response: Okay.**

Please let me know if you have any questions and/or comments.

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



Linda M. Menerey, PLA, ASLA  
Senior Landscape Architect and Planner



Engineers, Surveyors, Planners, Scientists

**Utility Feasibility Summary**  
**Woodside at Holton Run**  
City of Grove City, Franklin County  
06/27/16

The following is a summary of the proposed utilities:

Sanitary Sewer

Proposed sanitary sewer will serve all proposed buildings including the clubhouse. The proposed sanitary sewer is anticipated to connect to the existing 8" sanitary sewer to the southeast within the Claybrooke Crossing subdivision

Water

A 12" public waterline will be extended down the south side of the proposed Demorest Road extension along the Holton Run Condo frontage. A private water system is proposed to serve all buildings including the clubhouse. The private water system will tap into the existing 12" water main located along the south side of Edgarton Drive on the North side of the site and pass through a master meter for the site.

Storm Water

The proposed site is tributary to the existing basin located to the southeast that was constructed with the Holton Run Phase 1 subdivision. The existing basin will provide for stormwater detention and water quality for the site. Proposed storm sewer will be extended throughout the site and will route the stormwater to the existing basin.

Private Utilities

Electrical service is available from American Electric Power, communications services are available from AT&T, and natural gas service is available from Columbia Gas of Ohio. They will be extended to the site from existing nearby locations.

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Woodside at Holton Run Detached Homes Material Selections	Color Palette 1	Color Palette 2	Color Palette 3	Color Palette 4
Board and Batten	SW 3028 IRONWOOD	REYNOLDS WESTERN SIERRA	SW 3013 GRAY BIRCH	SW 3002 BELVEDERE TAN
Ext Trim	White	White	White	White
Vinyl Siding	GRANITE	SIERRA	SILVER	CHAMPAGNE
Shakes	SW 3028 IRONWOOD	REYNOLDS WESTERN SIERRA	SW 3013 GRAY BIRCH	SW 3002 BELVEDERE TAN
Metal Roof	Galv Alum	Galv Alum	Galv Alum	Galv Alum
Shingle	GAF WW	GAF WW	GAF WW	GAF WW
Shutters/Front Door Color	BLACK 02	MUSKET BROWN 010	TUXEDO GRAY 18	WEDGEWOOD BLUE 04
Windows	White	White	White	White
Gutter and Downspouts	White	White	White	White
Garage Door	White	White	White	White
Exterior Light Fixtures	Satin Nickel	Satin Nickel	Satin Nickel	Satin Nickel

Woodside at Holton Run Clubhouse Material Selections	
Stone	Great Lakes Limestone
Board and Batten	SW 7637 Oyster White
Ext Trim	SW 7637 Oyster White
Shakes	SW 3019 Smoke Tree
Metal Roof	Galv      Alum
Shingle	GAF WW
Front Door Color	Stain - English Walnut
Windows	White
Gutter and Downspouts	White
Exterior Light Fixtures	Satin Nickel