



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

9/24/19

Patrick Kelley  
GC Beulah Park Investments  
250 East Broad Street, Suite 1100  
Columbus, OH 43215



Via email: [pat@kelley-co.com](mailto:pat@kelley-co.com)

Dear Mr. Kelley,

Staff has reviewed your plat application for Beulah Park Section 1 located on the south side of Southwest Boulevard, approximately 750 feet west of Broadway, in Grove City, Ohio. The control number for this application is #201908280040 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 Beulah Park zoning text states that homes not fronting onto either Street B or C will need the submittal of a final development plan to review the proposed homes. However, the legislation for the rezoning contains a stipulation stating that all homes in Subarea C are to be reviewed by an Architectural Review Board (ARB). Typically, a final development plan would be submitted to review the proposed home elevations and other details such as landscaping. However, with the homes being reviewed by an ARB and the lots and landscaping having been laid out on the Phase 1 Roadways final development plan, it has been determined that a final development plan is not needed for Subarea C. With that said, final development plans are required for the remaining subareas. **NOT SURVEY RELATED**
2. Add the location of all new lots from recent lot splits onto the plat sheets. Staff has concerns that the proposed ROWs may be still located on these properties and the lots will need to be corrected to remove the proposed ROWs from them. **LOT SPLITS HAVE BEEN ADDED, THREE SIGNATORS ON PLAT.**
3. Note E refers to Reserve A, but does not include information about Reserve B. Please either include the information about Reserve B in the note or create a separate note for it and refer back to that note in the plans. Due to this reserve area being a future City park it will need to be owned and maintained by the City. **SEE NOTE "G"**
4. Remove "Courtyards at Beulah Park" and replace with "Beulah Park Section 1" on Sheet 2. **DONE.**
5. Clarify if the alleys are to be publicly or privately owned and maintained. Please note that the City's position is that they be private. This will need to be indicated on the plat as well. **SEE NOTE "F". ALL ALLEYS HAVE BEEN DECLARED PRIVATE RESERVES.**
6. Provide a plan sheet that shows all roadways and lots proposed on one sheet to provide better context for what is included as part of the plat. **SEE SHEET 8.**
7. Please review the attached mark-up set and consider it a companion to this comment letter. **DONE.**
8. Please include leaders as shown in the mark-up set, typical throughout plans. **DONE WHERE NEEDED.**
9. Please revise the Instrument Number shown in paragraph 1 on Sheet 1 as marked in the attached set. **DONE.**

10. All easements that encompass storm sewer shall be labelled "drainage easement". These easements are not only for the underground sewer but the area above the ground may be used for flood routing. Language needs to be added that prohibits above ground structures in these areas. The labelling of these easements is inconsistent throughout the plat. **DONE. SEE SHEET 1 PARAGRAPH 3 FOR NOTE.**
11. Include any other drainage easements where it may be necessary. **DONE.**
12. Label all easements for their intended purpose. **DONE.**
13. Please note that lots along Aidan Drive have the entire storm easement contained in their rear yards. Depending upon the size of these homes, this may impact the resident's use of their rear yard. **SEE SHEET 1 PARAGRAPH 3 FOR NOTE.**
14. Provide easements for the electric lines that will power streetlights. **SEE NOTE "C"**
15. The sanitary line that runs along the north side of the Koble property shall be contained in its own easement. **EASEMENT SEPERATELY RECORDED.**
16. The conservation easements shall be shown on the plat and be labeled. **DONE.**
17. Please label all easement widths throughout the site.
  - a. East side of Camden Court, South of Boyer Road
  - b. North side of Doon Drive between Camden Court and Glacial Lane**WIDTHS HAVE BEEN LABELED IF THAY ARE PARELLEL.**
18. Where utility easements are adjacent to future roadways, not currently platted, access easements shall be included to provide maintenance access. Please refer to the specified areas below.
  - a. Doon Drive (Glacial Lane to Beulah Park Drive) – Sheet 2
  - b. Doon Drive (Beulah Park Drive to Beulah Park Way – Sheet 4
  - c. Beulah Park Apartments area – Sheet 7 **COLUMBUS STREET IS PART OF EX. PLAT. DONE.**
19. Along the north side of Doon Drive, just east of Glacial Lane, the easement width is specified in the construction plans to be 20 feet. Please revise. **DONE.**
20. The easement information is unclear around the intersection of Doon Drive and Glacial Lane. **REVISED. UTILITY EASEMENT AND SANITARY EASEMENT.**
21. Please include easement dimensions on all labels. If the easement varies, please specify. **SEE LINE TABLE AND OR LABELS (SAN. DR. UTIL.)**
22. Please include the easement for the Basin A outlet on the south side of Beulah Park Drive. **ALL OUTLETS ARE CONTAINED BY AN EASEMENT.**
23. Please include all tie down locations. **DONE.**
24. It appears multiple line type styles are used to indicate easement limits such as on sheet 6 along Beulah Way. Please revise and confirm line type consistency throughout the plan set (setback vs. easement). **IN SOME AREAS THERE IS A BUILDING LINE WHERE THERE IS AN EASEMENT. ONLY ONE TYPE OF LINE CAN BE USED. SEE LABEL WITH LEADER.**
25. Flood Routes H-H and I-I in the yards of Camden Court are not contained in an easement. Although the area is contained in a Reserve, an easement must still be designated for these flood routes to ensure that the HOA or party in charge in the future is aware that there are restrictions in this area.

This is inconsistent with the method used on the south side of Boyer. **ADDED TO SHEET 2**

26. Flood Route JJ has a max spread of 25 feet but the easement provided is only 20 feet in width. **DONE.**

27. Flood Route W-W has a spread of 21 feet and is shown in a 20 foot easement. **DONE. ADDED 25 FOOT EASEMENT.**

28. Flood Route X-X has a spread of 30 feet and is shown in a 20 foot easement. **DONE. ADDED WIDTH**

Lot 51 is shown as a rectangular lot on the north side of the alley in the construction plan. It is shown as one triangular lot on the plat. Provide clarification to how this lot will be buildable and where access to it is proposed to be from. **ACCESS VIA ALLEY.**

29. Please delineate flood zones. **SHOWN ON SHEET 8.**

30. Please label all proposed Right-Of-Way widths for Columbus Street. **SEE ALL SHEETS. LAELED DISTANCES BETWEEN MONUMENTS.**

31. Please label existing R/W limits along Southwest Blvd. **DONE.**

32. Please revise the Sheet Notes on Sheet 2. **DONE.**

33. Ensure that all items match the stated scale for each plan sheet. **CHECKED.**

34. Move all corrected notes to the Title Sheet (Sheet 1) for clarity. **DONE.**

35. Please include adjacent property information including owner name, address and PID. **DONE.**

36. Revise the Title Sheet (Sheet 1) easement note. Refer to the language below for reference. Please ensure that the City of Grove City is cited instead of City of Columbus Division of Sewerage and Drainage. **DONE.**

**Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power and SBC, their successors and assigns. Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and or other storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of Holton Run Section 6, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.**

Please revise your materials accordingly and submit twenty (20) copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm on Monday, September 30 to proceed on the October 8<sup>th</sup> 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 October 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 November 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, October 8, 2019 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 call me at 277-3019 or email [kspergel@grovecityohio.gov](mailto:kspergel@grovecityohio.gov).

Sincerely,

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

Kendra Spergel  
Development Planner